



Scenic Pacifica  
Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Agenda

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**DATE:** Monday, February 1, 2016  
**LOCATION:** Council Chambers, 2212 Beach Boulevard  
**CLOSED SESSION:** 6:30 PM  
Conference with Legal Counsel – Anticipated Litigation – Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2): (One Case)

**OPEN SESSION:** 7:00 PM

**ROLL CALL:**

**SALUTE TO FLAG:**

**CLOSED SESSION REPORT:**

**ADMINISTRATIVE BUSINESS:**

Approval of Order of Agenda

Approval of Minutes:

Designation of Liaison to City Council Meeting

**Oral Communications:**

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

**CONSENT ITEMS:** None

**PUBLIC HEARING:**

- 1. SP-154-15  
PSD-800-15** **SPECIFIC PLAN SP-154-15 and SITE DEVELOPMENT PERMIT PSD-800-15**, filed by Brian Pung, agent for property owners Elaine and Alina Woo, to construct a new 3,469 square feet, three-story single-family residence on a vacant 5,216 square feet lot at 325 Beaumont Boulevard (APN 009-037-460) in Pacifica. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption, CEQA Guidelines Section 15303. Proposed Action: Approve as conditioned.
- 2. PSD-792-15  
CDP-349-15  
SUB-225-15  
S-113-15** **SITE DEVELOPMENT PERMIT PSD-792-15, COASTAL DEVELOPMENT PERMIT CDP-349-15, SUBDIVISION SUB-225-15, and SIGN PERMIT S-113-15**, filed by David Blackman, agent for property owner David Colt, to construct four detached motel rooms in conjunction with a one lot subdivision on a vacant lot at 500 San Pedro Avenue (APN 023-073-190) in Pacifica. The project site is located within the Coastal Zone. Recommended CEQA status: Categorical Exemption, CEQA Guidelines Sections 15303 and 15315. Proposed Action: Approve as conditioned.

**CONSIDERATION ITEM:**

**COMMUNICATIONS:**

Commission Communications:

Staff Communications:

**ADJOURNMENT**

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only

if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.

***NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.***



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## PLANNING COMMISSION Staff Report

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**DATE:** February 1, 2016

**FILE:** SP-154-15 and PSD-800-15

**ITEM:** 1

**PUBLIC NOTICE:** Notice of Public Hearing was published in the Pacifica Tribune on January 20, 2016, and mailed to 120 surrounding property owners and occupants.

**APPLICANT:** Brian Pung  
1326 11<sup>th</sup> Avenue  
San Francisco, CA 94122

**OWNER:** Alina Woo & Elaine Woo  
1326 11th Avenue  
San Francisco, CA 94122

**PROJECT LOCATION:** 325 Beaumont Blvd. (APN 009-037-460)

**PROJECT DESCRIPTION:** Construct a new 3,469 square foot, three-story single-family residence on a vacant 5,216 square feet lot.

**SITE DESIGNATIONS:** General Plan: Low Density Residential (LDR)  
Zoning: P-D (Planned Development)

**RECOMMENDED CEQA STATUS:** Class 3 Categorical Exemption, Section 15303.

**ADDITIONAL REQUIRED APPROVALS:** None. Subject to appeal to the City Council.

**RECOMMENDED ACTION:** Approve as conditioned.

**PREPARED BY:** Turhan Sonmez, Contract Planner

**PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS**

***ZONING STANDARDS CONFORMANCE:***

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Lot Size (sq. ft.)	5,000 min	5,216	No change
Lot Width	50' min	45'8"	No change
Lot Coverage	40% max	0%	31%
Height	35'-0" max	N/A	34'-8"
Landscaping	20% min	N/A	24%
Setbacks			
-Front	15'-0" min (house) 20'-0" min (garage)	N/A	21'-5½ " (house) 24'-3" (garage)
-Side	5'-0" min	N/A	5'-0" (left) 5'-9" (right)
-Rear	20'-0" min (house)	N/A	33'-5 ½ "
Projections into Yards	6' max (open porches, landings, and outside stairways)	N/A	5' (stairs) 2'-6" (open landing)
Parking	Two garage spaces (18'-0" W X 19'-0" L min)	N/A	Two garage spaces (20' W X 20' L)

**PROJECT SUMMARY**

**1. General Plan, Zoning, and Surrounding Land Uses**

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre (an average lot area of 4,840-14,520 square feet per unit). The proposed single-family residence on a 5,216 square feet (sq. ft.) lot is consistent with the use type and densities allowed within the LDR land use designation.

The subject site's location is within the P-D (Planned Development) zoning district. The P-D zoning district requires approval of a Specific Plan prior to issuance of a building permit for construction. It also requires a Specific Plan to be consistent with an approved Development Plan, which sets forth permitted uses within a P-D-zoned area. Within the P-D zoning district, regulations for area, coverage, density, yards, parking, height, and open ground area shall be guided by the regulations of the residential, commercial, or industrial zoning district most

similar in nature and function to the proposed project type. In this case, the regulations of the R-1 (Single-Family Residential) zoning district will apply.

Land uses surrounding the project site consist entirely of single-family residences. Most are two- and three-story structures built on steep slopes. Properties to the southwest, west, north, and east are within the P-D zoning district, and properties to the south and southeast are within the R-1 zoning district. The neighborhood surrounding the project site features an approximately 20 percent downward grade between Coral Ridge Drive (the next street north of the project site) and Winwood Avenue (the next street south of the project site). Despite the surrounding neighborhood being substantially built-out, there are five other vacant lots within 200 feet of the project site. This is the only section of the neighborhood where such a cluster of vacant lots exists.

## **2. Municipal Code**

The applicant's proposal requires two approvals under the Pacifica Municipal Code (PMC).

The project requires Planning Commission approval of a Specific Plan, prior to issuance of a building permit, for construction within the P-D zoning district (PMC Sec. 9-4.2208). The project also requires Planning Commission approval of a Site Development Permit, prior to issuance of a building permit, for two project characteristics: a) construction on a nonconforming lot since the lot does not meet the minimum lot width requirement for the R-1 Zone (lot width is 45'-8" measured at the front setback, less than the 50' required); and, b) for construction of a new single-family dwelling that results in a floor area that exceeds the maximum under the formula provided in Article 32 "Site Development Permits" of Chapter 4 of Title 9 of the PMC (the formula allows a single-family residence up to 2,976 sq. ft. while the applicant has proposed a residence of 3,469 sq. ft.).

The Planning Commission must make two findings in order to approve a Specific Plan application (PMC Sec. 9-4.2209):

- a. That the specific plan is consistent with the approved development plan; and
- b. That the specific plan is consistent with the City's adopted Design Guidelines.

Pursuant to Section 9-4.3204, a Site Development Permit cannot be issued if the Commission finds that the project would create any of the problems summarized below:

- a. Vehicular or pedestrian traffic hazards
- b. Hazardous access to off-street parking areas
- c. Insufficient landscaped areas
- d. Restricted light and air on the property or other surrounding properties
- e. Creation of a substantial detriment to an adjacent residential district
- f. Excessive damage to natural features
- g. Monotonous site and structure design

- h. Inconsistency with the City's adopted Design Guidelines
- i. Inconsistency with the General Plan, Local Coastal Plan, or other laws of the City

### **3. Project Description**

#### *A. Project Site*

The vacant lot on which the applicant has proposed to construct the project was first subdivided as part of the Edgemar Subdivision No. 1 in 1907, approved by the San Mateo County Board of Supervisors prior to incorporation of the City of Pacifica in 1957. The City of Pacifica approved the Fairmont Unit No. 2C subdivision map in 1965. The subdivision map changed the lot lines and rights-of-way (streets) throughout the neighborhood into different configurations than those approved in 1907. Although the lot was never developed, the Planning Commission approved three Specific Plans for the construction of a single-family dwelling on the lot, first in 1991, then again in 2000 and 2004. The Permittee for SP-131-04 (the specific plan approved in 2004) obtained a Building Permit (No. 34241-07) on 5/3/2007, but it expired later that year.

Most other lots created in the Fairmont Unit No. 2C subdivision have been developed over the years, but the subject site has remained undeveloped. It is one of five vacant lots within a 200 foot radius. For reference, the Planning Commission approved Specific Plan SP-153-15 for construction of a single-family home on the vacant lot adjacent to the subject site at 323 Beaumont Boulevard on November 16, 2015 (Resolution No. 924). The Planning Department is also processing an application, Specific Plan SP-156-15, for construction of a single-family home at 300 Coral Ridge Drive, located approximately 80 feet west of the subject site. As of this report, the Planning Department has not received a building permit application for SP-153-15 and the application for SP-156-15 is incomplete.

The subject lot has an approximately 55 percent slope from the rear of the property downward to Beaumont Boulevard, making it one of the steepest lots in the vicinity. Beaumont Boulevard traverses the hillside from northwest to southeast and, as currently constructed, is 20 feet wide in front of the project site. Right-of-way width, however, is 50 feet, resulting in a project that will appear much further from the apparent front property line than is actually the case.

#### *B. Single-family Residence*

The applicant proposes to construct a new 3,469 sq. ft., three-story single-family residence on a vacant 5,216 sq. ft. lot. The site's steep slope has influenced many design elements of the project, including the terracing of the improvements to minimize grading and the prevalence of retaining walls and staircases throughout much of the site. By definition in Pacifica Municipal Code Section 9-4.2502, the retaining walls at the site will range from 1 to 2 feet in height as measured from the higher adjacent ground level. When measured from the lower adjacent ground level, the retaining walls will range from 1 to 17 feet in height. The tallest of the retaining walls are located behind the proposed residence with only limited sections visible



from the public right-of-way. All exterior surfaces of the retaining walls, including those visible from the public right-of-way, will have a decorative stone veneer finish. The staircases in both side yards and rear yard have been designed to be on-grade in order to minimize grading, and are not subject to setback requirements because they are less than 30 inches above grade (PMC Sec. 9-4.2703). The staircase in the front yard is the only above-grade staircase and projects 5 feet into the required front yard setback; the Municipal Code allows for staircases to project up to 6 feet into the required front yard setback.

The first floor will consist of a two-car garage, a guest room, a guest bathroom, an entertainment room, a laundry room, a sauna, and a utility room. The second floor will consist of a great room, kitchen, pantry, dining room, foyer, two bedrooms, and two bathrooms. The third floor will consist of a master suite, a sitting area, a den, and an additional bedroom and bathroom. Interior access to the second and third floors will be provided by a stairway. Exterior access to all floors will be provided through on-grade staircases in the side and rear yards. The second and third floors will have southwest facing decks and the third floor will also have a large rooftop patio and garden area.

### *C. Landscaping*

The project proposal will include adequate landscaping, exceeding the minimum requirement of the R-1 zoning district standards applicable to this project in the P-D zone. The applicant has proposed to install a mix of shrub, groundcover, and tree species. Proposed landscaping in the front yard, including a small retaining wall less than 3' in height, starts on the property and extends into the public right-of-way until it reaches the sidewalk. Continuation of the landscaping and retaining wall into the public right-of-way will require issuance of an encroachment permit by the City Engineer. In the event the City Engineer denies issuance of an encroachment permit, the applicant will omit these features from the project.

Only minor landscaping will be present in the side yards. Most formal landscaping for the project will be present at the third story level in the rear yard. Terraced retaining walls will create this garden space, which will connect to the rooftop patio. The largest landscaping area is at the rear fifth of the site which will remain undisturbed with natural ground cover and natural slope.

## **4. Required Findings**

### **SPECIFIC PLAN**

In order to approve the subject Specific Plan, the Planning Commission must make the two findings required by PMC Section 9-4.2209. The following discussion supports the Commission's findings in this regard.

#### *A. Consistency with Approved Development Plan*

An approved development plan contains a list of approved uses for an area with P-D zoning. The approved uses in a development plan are then implemented with approval of one or more specific plans which specify the site layout, architectural design, and other detailed parameters of individual projects proposed for construction.

Due to the age of the Fairmont Unit No. 2C development in 1965, staff was unable to locate the original development plan for the neighborhood. Staff has inferred from the type and pattern of development observed throughout the neighborhood that a detached, single-family residence of the type proposed with this project is consistent with the approved development plan for the area. No uses other than detached, single-family residential uses are present in this neighborhood. Staff's inference is supported also by a review of eight specific plan approvals granted by the Planning Commission between 1990 and 2015 for projects along Beaumont Boulevard. All of the projects were single-family residences of the type proposed in the subject application. Therefore, staff recommends that the Planning Commission find the proposed project consistent with the approved development for the site.

#### *B. Consistency with Design Guidelines*

The City has adopted Design Guidelines which are intended to accomplish the following purposes:

- Ensure at least a minimum standard of design through the application of consistent policies.
- Encourage new construction which exceeds minimum standards and discourage construction which falls short of those standards.
- Provide a framework for review and evaluation of design proposals.
- Implement applicable General Plan and Local Coastal Plan goals and policies.
- Expedite and facilitate the planning permit process.
- Provide direction for design and redesign of projects.

The Design Guidelines are advisory in nature and, unlike zoning, do not contain explicit standards for determining strict compliance. Rather, they address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which complies with some but not all guidelines and the Planning Commission may still find the project consistent with the Design Guidelines. It is up to the Commission's discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

Staff's assessment of the project is that the proposed improvements at the site are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following (Design Guidelines guidance followed by staff discussion):



## SITE PLANNING

- i. *Lighting. Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

### Discussion

Applicant has proposed no centralized, tall light fixtures. Exterior lighting at the project site will consist of small wall-mounted light fixtures integrated into building architecture and featuring downward orientations and shielding to ensure light does not project onto adjacent properties. Applicant has included notes on the elevations stating the downward orientation of all exterior lighting.

## BUILDING DESIGN

- ii. *Design. The style and design of new buildings should be in character with that of the surrounding neighborhood. This does not mean that new buildings should be identical to existing buildings on neighboring lots, but that new buildings should complement, enhance, and reinforce the positive characteristics of surrounding development. This can be accomplished by incorporating the dominant architectural features of an area into the design of new development. Such features may include bay windows, chimneys, balconies, porches, roof shapes, and other architectural details and materials.*

*Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.*

### Discussion

There are six existing homes within 300 feet of the project site on Beaumont Boulevard which staff referenced as a basis for comparison of building design. These homes are located on the north side of Beaumont Boulevard and all have up-sloping lots. There are several other homes within 300 feet of the project site, but these homes are located on the south side of Beaumont Boulevard on down-sloping lots. The architectural design of residential structures on down-sloping lots tends to be different than that on up-sloping lots, resulting in smaller structures with limited profiles from the street view. These types of homes do not serve as an adequate comparison for the project site.

The westernmost residence assessed is located at 316 Beaumont Boulevard. This residence is constructed on a lot with a more gradual slope at the front of the lot which has resulted in a more conventional residential design. This

residence is two stories with living area cantilevered over a two car garage. Roof style is shingled with a combination gambrel and gable roof.

The next residence to the east, 312 Beaumont Boulevard, is constructed on a lot which transitions from the moderate slope of 316 Beaumont Boulevard to the extreme slope of the project site at 325 Beaumont Boulevard. This residence is three stories with a first story garage and setback living area above at the second and third stories. The building has the same color and materials throughout with horizontal articulation on the front elevation, but limited or no horizontal articulation on the side elevations. The roof has shingles with a very low pitch gable.

The remaining four residences in the area of comparison between 321 and 335 Beaumont Boulevard have a variety of site layouts and architectural designs. Three of the four have excavated substantial portions of the lots and incorporated extensive retaining walls to create level, buildable sites. Only one residence – 331 Beaumont Boulevard – has not excavated the slope in the front portion of the lot at street level. This residence is set back from the front property line nearly 60 feet with no garage and no vehicle access to off-street parking. Access to the residence is provided by an on-grade stairway.

There is no unifying theme of architectural style, materials, or colors among the four nearest residences. One is modern in style with smooth, light beige stucco siding. The dominant materials on the front elevation are the extensive windows across the entire third story and open railings across the width of the second and third story patios. There is limited horizontal relief on the front elevation and no horizontal relief on the side elevations.

Two of the residences have rustic mountain architecture with dark brown colors and extensive wood shake siding. These residences have almost no horizontal relief on their front or side elevations, resulting in boxy architecture. The only relief provided on one of the residences is an exterior stairway and decks. The easternmost residence in the comparison group has a mixed architectural styling with no dominant theme. The siding is smooth stucco with extensive blue accents around window trim and fascia boards. This residence has significant horizontal relief along the front elevation, creating interesting depth in its appearance, although there is no relief along the side elevations.

Among the residences assessed, three have flat roofs or a combination flat roof with a minor section of gable roof. One of these has incorporated a mansard style flat roof with wood shingles. The fourth home, furthest to the east from the project site, has a series of moderate-pitch gables. Staff was unable to discern the roof materials for the residences with flat roofs but the most easterly residence has asphalt shingles for its roof material.

Given the mix of architectural styles, materials, and roof designs, it is difficult to assess whether the proposed project is consistent with any particular theme present in the neighborhood. The common identifiable traits among most of the residences analyzed was a site layout with an orientation near the minimum front setback, a predominantly flat roof design, and second and third story patios on the front elevations. Retaining walls were also common along the side property lines of these residences.

The project proposes to have a flat roof design; multiple floors of decks along the front elevation; and retaining walls along nearly the entire length of each side property line. The architectural style is contemporary with a mix of smooth light-colored stucco and horizontal wood siding. The front and right side façades will feature a variety of projections which will create horizontal relief. Overall, based on the limited number of common features among the existing residences in the neighborhood, staff's opinion is that the proposed project, on balance, is consistent with the building design of the surrounding neighborhood and complements, enhances, and reinforces the positive characteristics of surrounding development.

- iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be "out of scale" with its surroundings due to its relative height, bulk, mass, or density.*

*A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City's height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The "carrying capacity" of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City's lot coverage limitation is a maximum only.*

#### Discussion

Among the six existing homes within 300 feet of the project site on the north side of Beaumont Boulevard which staff has referenced as a basis for comparison of building design, four are constructed at the same scale as the proposed project. These four homes have excavated to create garages at the ground floor and have second and third story living area. The residences approach the maximum 35 feet building height for the zoning district as a result of their orientation on lots with steep slopes.

The proposed project will have a ground floor garage and living area with additional living areas above at the second-story and third-story levels. Building height will be 34'-8" feet due to the severe slope of the lot. The proposed project, when compared to those residences situated on lots most similar to the subject site, is in scale with the neighborhood.

- iv. Details. *Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

#### Discussion

The proposed development includes sufficient architectural detail for cohesiveness, visual relief, and variety. The style of the project is modern with clean lines and surfaces, simple geometry, flat roofs, metal railings and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as decks, staircases and view windows to take advantage of the project's location near the ocean. Different exterior treatments of stucco, stone, and horizontal wood siding, and a variety of colors, are utilized, and these elements combined with varied setbacks and heights help create visual interest.

- v. Materials. *Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

#### Discussion

Siding at the ground floor and with the tower element will be primarily natural-colored wood siding. At the second and third floors, the material transitions into smooth and light-colored stucco. Second and third story decks have railings composed of metal and glass. The color and material change integrates well and, combined with articulation of the front and right plane of the residence, creates interest. The side yard staircases with their textured stone walls add additional visual interest and variety. There are no historical or architecturally significant structures in the neighborhood.

The high-quality materials proposed for the project will result in a mix with favorable design characteristics. The materials are consistent and appropriate for the contemporary architectural design proposed for the project.

- vi. Color. *Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment.*

*Multiple colors applied to a single building should relate to changes of material or form.*

Discussion

The proposed building integrates an interesting mix of materials and colors. Changes in color correspond to changes in material between light-colored smooth stucco siding and natural-colored wood siding. The colors and materials proposed complement existing design themes in several of the nearby residences. In particular, natural-colored wood siding and smooth light-colored stucco are prevalent through the comparison properties in the neighborhood identified by staff.

- vii. Privacy. *Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.*

Discussion

The topography, lot shape, and building architecture of the proposed project will result in a development which preserves the privacy of nearby residents. The project site does not face a neighboring property across Beaumont Boulevard. The nearest property in this direction is oriented on Gordon Way, offset nearly 50 feet from the plane of the subject site. There will be no impact to the privacy of the residence at 300 Gordon Way.

Immediately to the left and right of the project site are vacant/undeveloped sites; therefore, there will be no impact to neighbors on either side of the project site. However, the site immediately to the left at 323 Beaumont Boulevard may be developed at some point pursuant to Specific Plan SP-153-15 approved by the Planning Commission on November 16, 2015. Staff assessed the impact of the subject project on privacy of the potential future home at 323 Beaumont Boulevard, and concluded there will be no impacts to privacy.

The properties to the rear of the project site are located along Coral Ridge Drive. The building pads of these residences are at least 10 feet above the highest point of the proposed residence at the subject site. Therefore, steep topography will prevent any loss of privacy due to views from the project site.

- viii. Consistency. *There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur. Window treatment and trim, for example, should be carried out around the entire building, not just on the most visible sides.*



Discussion

All sides of the proposed residence will be consistent in terms of color, material, and detailed treatments. The dominant siding materials of light-colored smooth stucco and natural-colored horizontal wood siding will continue around all sides of the building. The variety of window sizes will have a common window shape, style, and dark frame color to create consistency of this design treatment. Additionally, the same roof style will be used over the entire residence.

HILLSIDE DEVELOPMENT

- ix. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

*(a) Structures should relate to and follow site topography to work with the slope, not against it.*

*(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.*

*(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.*

*(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.*

Discussion

The severe topography of the project site presents significant challenges to minimizing excavation. The applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps up the slope to the maximum extent practicable with excavation occurring only where necessary. Where required, retaining walls have a profile of 1 to 17 feet from the lower adjacent ground level. The retaining walls are terraced to minimize wall height and the tallest of them are located behind the residence with only limited sections visible from the public right-of-way. This trade-off reduces usable outdoor area for the applicant in order to minimize grading and the height of the retaining walls. Also, the majority of the proposed staircases have been designed to be on-grade, in order to minimize grading and not be subject to setback requirements.

The applicant has proposed a project which minimizes the need for grading and retaining walls to the maximum extent practicable while still complying with zoning requirements related to height, lot coverage, and landscaping. On balance, the project is consistent with this design guideline.



## INFILL DEVELOPMENT

- x. **Neighborhood Compatibility.** *Established neighborhoods often have strong design characteristics.*

*(a) Consideration should be given to the context of building design. Relate the height, bulk, style, material, and color of a structure to its surroundings. New development should complement the positive aspects of an existing neighborhood.*

*(b) Landscaping should also be chosen with consideration given to existing vegetation in the area. The use of plants which are similar to those of neighboring properties is encouraged.*

*(c) A design which has the potential to negatively impact a neighbor's view, sunlight, and/or privacy, should be avoided.*

### Discussion

There are few strong design characteristics present among the residences nearby the project site. The proposed residence has incorporated the limited number of elements common to the existing structures within the neighborhood. Based on what common factors do exist, in particular the siting of the residence, architectural style, materials, and colors, the project is compatible with the surrounding neighborhood. The topography of the site, building design of adjacent residences, and vacant lots on one side of the project site will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

## SITE DEVELOPMENT PERMIT

Pursuant to Section 9-4.3204, a Site Development Permit cannot be issued if the Commission finds that the project would have one or more of following negative impacts (finding followed by staff discussion):

- A. *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

### Discussion

The proposed increase in housing would not substantially increase traffic since only one new residential unit is proposed. The new residential unit is part of an established subdivision and development pattern. The proposed development will

provide adequate emergency access, and will have no effect on alternative transportation modes. Therefore, the location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

- B. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

Discussion

The proposed land use will not result in a hazardous or inconvenient condition with respect to off-street parking areas. The proposed increase in housing would not substantially increase traffic since only one new residential unit is proposed. Vehicular access will be from Beaumont Boulevard which is a two-way street with sufficient width and visibility for safe ingress and egress from the site. The proposed garage and driveway satisfy code requirements and are easily accessible. Therefore, no parking accessibility problems will be created.

- C. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

Discussion

The proposed off-street parking, garbage and recycling containers, and storage areas would all be located in the residence and have no visual impacts. Adequate landscaping would exist along the periphery of the site, and extend into the public right-of-way in several different locations, to separate and screen the site from neighboring sites and the street. Therefore, sufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites.

- D. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

Discussion

Despite exceeding the standard size for a single-family dwelling set forth in PMC Sec. 9-4.3201(d) (i.e. Mega Home Ordinance), the scale and massing of the proposed residence are appropriate for the site and surrounding area, and are consistent with the City's adopted Design Guidelines. Currently, the subject site has vacant/undeveloped lots on both sides, and it also sits much lower than the

property behind it. Appropriate setbacks for the residence will ensure that there are no light and air impacts to surrounding properties, should these properties eventually be developed. The project also will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, since the proposed single-family residence is a use consistent with and will be constructed at a scale consistent with the existing development pattern in the neighborhood. Therefore, the project will not unreasonably restrict or cut out light and air on the property or on other properties in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

- E. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

Discussion

The proposed development is a residential project and no improvements to any commercial or industrial structures are proposed. Therefore, this finding is inapplicable to the subject project.

- F. That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of the Municipal Code.*

Discussion

The vacant site is currently covered with weeds and bushes. There are no significant natural features present on the site. The severe topography of the project site presents significant challenges to minimizing excavation. However, the applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. Therefore, because of the absence of significant natural features above grade, and because of the project design that will minimize excavation at the site, the project will not excessively damage or destroy natural features or the natural grade of the site.

- G. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

Discussion

The proposed development includes sufficient architectural detail for cohesiveness, visual relief, and variety. The style of the project is modern with clean lines and surfaces, simple geometry, flat roofs, metal railings, and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as decks, staircases, and view windows to take advantage of the project's

location near the ocean. Different exterior treatments of stucco, stone, and horizontal wood siding, and a variety of colors, are utilized, and these elements combined with varied setbacks and heights help create visual interest. The grounds surrounding the proposed home will be sufficiently landscaped to include plant installations, patio areas, and retaining walls with decorative finishes. These features will provide visual interest around the structure. Because of the architectural design and site improvements to the surrounding grounds, therefore, there is sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance of the project.

*H. That the proposed development is inconsistent with the City's adopted Design Guidelines.*

Discussion

See above discussion regarding consistency with Design Guidelines under findings for Specific Plan (Section 4.B). Based on the analysis above, the proposed development is consistent with the City's adopted Design Guidelines.

*I. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

Discussion

The proposed residential development, as conditioned, is consistent with the General Plan, Pacifica Municipal Code, and all applicable City laws. Specifically, the location, size and design of the proposed residential project is consistent with the character of the surrounding low density residential neighborhood. The proposed development meets or exceeds all applicable zoning standards, including building setbacks, height, landscaping, and off-street parking requirements. The project site is located outside of the Coastal Zone, and the Local Coastal Plan is not applicable to the project. Because of its General Plan and Pacifica Municipal Code (i.e. zoning) compliance, the project is consistent with all applicable laws of the City.

## **5. CEQA Recommendation**

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). Section 15303 states in part:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section

are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The subject proposal to construct a single-family residence fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes one single-family residence; (2) is located within the P-D (Planned Development) zoning district in an area where the approved development plan authorizes single-family residential uses; and, (3) will be undertaken within an urbanized area. All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA pursuant Public Resources Code Section 21071 because (1) Pacifica is an incorporated city; (2) Pacifica had a population of 37,234 persons as of the 2010 U.S. Census; and, (3) the population of Pacifica combined with the contiguous incorporated city of Daly City (population 101,123 persons as of the 2010 U.S. Census) equals at least 100,000 persons. For the foregoing reasons, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.

## **6. Staff Analysis**

The topography of the project site is the dominant factor driving the design choices for the project. The extreme slope of the site has resulted in a project near the maximum height allowable under the zoning standards, although the project will remain consistent with similarly developed residences in the vicinity. Despite the challenges presented by the slope at the site, the applicant has proposed a project that meets or exceeds all zoning standards.

Given the circumstances, Staff finds the applicant has proposed a project that has balanced many competing regulations and design imperatives.

## **7. Summary:**

Staff has determined that, as conditioned, the project will satisfy all zoning regulations and applicable development standards, and will be consistent with the General Plan. The project will result in a new single-family residence that is consistent with the approved development plan for the neighborhood and that, on balance, is consistent with the Design Guidelines. The proposed project incorporates what limited commonality exists among nearby residences on similarly situated lots into a cohesive project that achieves high-quality design. The project will be a positive addition to the neighborhood and will preserve the privacy of existing residences in the vicinity. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

**COMMISSION ACTION**

**MOTION FOR APPROVAL:**

Move that the Planning Commission find the project is exempt from the California Environmental Quality Act; **APPROVE** Specific Plan SP-154-15 and Site Development Permit PSD-800-15 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

**Attachments:**

- A. Land Use and Zoning Exhibit
- B. Resolution
- C. Exhibit A for Resolution – Conditions of Approval
- D. Site Plan, Floor Plan, Elevations, and Landscape Plan
- E. Color Renderings

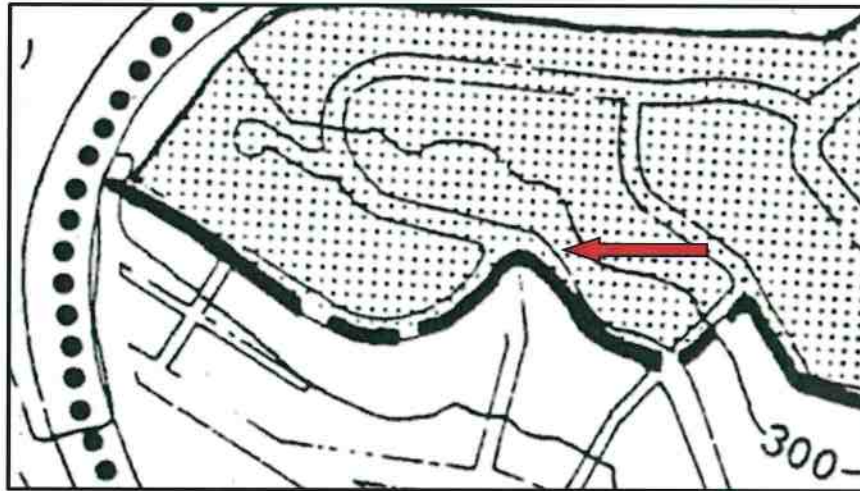


# Land Use & Zoning Exhibit

City of Pacifica Planning Department

## General Plan Diagram

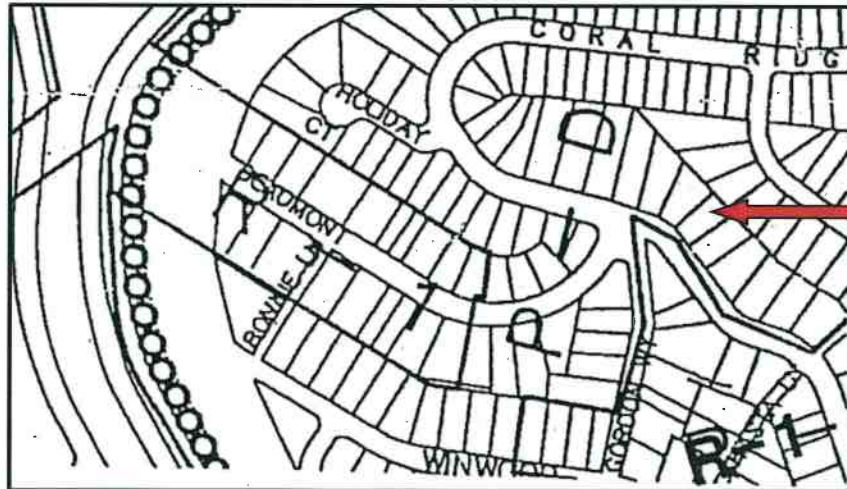
Neighborhood: Fairmont  
Land Use Designation: Low Density Residential



LOW-DENSITY  
RESIDENTIAL

## Zoning Map Diagram

Zoning District: P-D (Planned Development)



(Maps Not to Scale)

RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-154-15 AND SITE DEVELOPMENT PERMIT PSD-800-15, SUBJECT TO CONDITIONS, FOR A SINGLE-FAMILY RESIDENCE ON A VACANT LOT WITHIN THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT AT 325 BEAUMONT BOULEVARD (APN 009-037-460), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: Brian Pung (“Applicant”).

**WHEREAS**, an application has been submitted to construct a new 3,469 square foot, three-story single-family residence on a 5,216 square feet vacant lot at 325 Beaumont Boulevard (APN 009-037-460); and

**WHEREAS**, construction of the proposed structure requires approval of a Specific Plan prior to the issuance of a building permit because the project site is a property within the P-D (Planned Development) zoning district, and such Specific Plan must be consistent with the approved development plan for the area and the City’s adopted Design Guidelines; and

**WHEREAS**, the project requires approval of a Site Development Permit, prior to issuance of a building permit, because the project site is a nonconforming lot; and

**WHEREAS**, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 1, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference; and

**WHEREAS**, the Planning Commission has determined, based on the analysis contained in the staff report, that the project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 “New Construction or Conversion of Small Structures” categorical exemption per Section 15303 of the CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings:

**Findings for Specific Plan:**

The Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Specific Plan SP-154-15:

1. That the specific plan is consistent with the approved development plan.

The project to construct a 3,469 square feet, three-story detached single-family residence on a 5,216 square feet vacant lot is consistent with the type and pattern of

development in the approved development plan for the project area. The project area includes only detached, single-family residential uses. Additionally, between 1990 and 2015 the Planning Commission approved specific plan permits for eight similar projects along Beaumont Boulevard. All of the projects were single-family residences of the type proposed in the subject application. Therefore, the Planning Commission finds that the project is consistent with the approved development plan for the site.

2. That the specific plan is consistent with the City's adopted Design Guidelines.

The analysis below supports the Planning Commission's finding that the project is consistent with the City's adopted Design Guidelines.

#### SITE PLANNING

- i. Lighting. *Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

Applicant has proposed no centralized, tall light fixtures. Exterior lighting at the project site will consist of small wall-mounted light fixtures integrated into building architecture and featuring downward orientations and shielding to ensure light does not project onto adjacent properties. Applicant has included notes on the elevations stating the downward orientation of all exterior lighting.

#### BUILDING DESIGN

- ii. Design. *The style and design of new buildings should be in character with that of the surrounding neighborhood. This does not mean that new buildings should be identical to existing buildings on neighboring lots, but that new buildings should complement, enhance, and reinforce the positive characteristics of surrounding development. This can be accomplished by incorporating the dominant architectural features of an area into the design of new development. Such features may include bay windows, chimneys, balconies, porches, roof shapes, and other architectural details and materials.*

*Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.*

There are six existing homes within 300 feet of the project site on Beaumont Boulevard which staff referenced as a basis for comparison of building design. These homes are located on the north side of Beaumont Boulevard and all have

up-sloping lots. There are several other homes within 300 feet of the project site, but these homes are located on the south side of Beaumont Boulevard on down-sloping lots. The architectural design of residential structures on down-sloping lots tends to be different than that on up-sloping lots, resulting in smaller structures with limited profiles from the street view. These types of homes do not serve as an adequate comparison for the project site.

The westernmost residence assessed is located at 316 Beaumont Boulevard. This residence is constructed on a lot with a more gradual slope at the front of the lot which has resulted in a more conventional residential design. This residence is two stories with living area cantilevered over a two car garage. Roof style is shingled with a combination gambrel and gable roof.

The next residence to the east, 312 Beaumont Boulevard, is constructed on a lot which transitions from the moderate slope of 316 Beaumont Boulevard to the extreme slope of the project site at 325 Beaumont Boulevard. This residence is three stories with a first story garage and setback living area above at the second and third stories. The building has the same color and materials throughout with horizontal articulation on the front elevation, but limited or no horizontal articulation on the side elevations. The roof has shingles with a very low pitch gable.

The remaining four residences in the area of comparison between 321 and 335 Beaumont Boulevard have a variety of site layouts and architectural designs. Three of the four have excavated substantial portions of the lots and incorporated extensive retaining walls to create level, buildable sites. Only one residence – 331 Beaumont Boulevard – has not excavated the slope in the front portion of the lot at street level. This residence is set back from the front property line nearly 60 feet with no garage and no vehicle access to off-street parking. Access to the residence is provided by an on-grade stairway.

There is no unifying theme of architectural style, materials, or colors among the four nearest residences. One is modern in style with smooth, light beige stucco siding. The dominant materials on the front elevation are the extensive windows across the entire third story and open railings across the width of the second and third story patios. There is limited horizontal relief on the front elevation and no horizontal relief on the side elevations.

Two of the residences have rustic mountain architecture with dark brown colors and extensive wood shake siding. These residences have almost no horizontal relief on their front or side elevations, resulting in boxy architecture. The only relief provided on one of the residences is an exterior stairway and decks. The easternmost residence in the comparison group has a mixed architectural styling



with no dominant theme. The siding is smooth stucco with extensive blue accents around window trim and fascia boards. This residence has significant horizontal relief along the front elevation, creating interesting depth in its appearance, although there is no relief along the side elevations.

Among the residences assessed, three have flat roofs or a combination flat roof with a minor section of gable roof. One of these has incorporated a mansard style flat roof with wood shingles. The fourth home, furthest to the east from the project site, has a series of moderate-pitch gables. Staff was unable to discern the roof materials for the residences with flat roofs but the most easterly residence has asphalt shingles for its roof material.

Given the mix of architectural styles, materials, and roof designs, it is difficult to assess whether the proposed project is consistent with any particular theme present in the neighborhood. The common identifiable traits among most of the residences analyzed was a site layout with an orientation near the minimum front setback, a predominantly flat roof design, and second and third story patios on the front elevations. Retaining walls were also common along the side property lines of these residences.

The project proposes to have a flat roof design; multiple floors of decks along the front elevation; and retaining walls along nearly the entire length of each side property line. The architectural style is contemporary with a mix of smooth light-colored stucco and horizontal wood siding. The front and right side façades will feature a variety of projections which will create horizontal relief. Overall, based on the limited number of common features among the existing residences in the neighborhood, the Planning Commission finds that the proposed project, on balance, is consistent with the building design of the surrounding neighborhood and complements, enhances, and reinforces the positive characteristics of surrounding development.

- iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.*

*A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given*

*site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City's lot coverage limitation is a maximum only.*

Among the six existing homes within 300 feet of the project site on the north side of Beaumont Boulevard which staff has referenced as a basis for comparison of building design, four are constructed at the same scale as the proposed project. These four homes have excavated to create garages at the ground floor and have second and third story living area. The residences approach the maximum 35 feet building height for the zoning district as a result of their orientation on lots with steep slopes.

The proposed project will have a ground floor garage and living area with additional living areas above at the second-story and third-story levels. Building height will be 34'-8" feet due to the severe slope of the lot. The proposed project, when compared to those residences situated on lots most similar to the subject site, is in scale with the neighborhood.

- iv. *Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The style of the project is modern with clean lines and surfaces, simple geometry, flat roofs, metal railings and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as decks, staircases and view windows to take advantage of the project's location near the ocean. Different exterior treatments of stucco, stone, and horizontal wood siding, and a variety of colors, are utilized, and these elements combined with varied setbacks and heights help create visual interest.

- v. *Materials. Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

Siding at the ground floor and with the tower element will be primarily natural-colored wood siding. At the second and third floors, the material transitions into smooth and light-colored stucco. Second and third story decks have railings composed of metal and glass. The color and material change integrates well and, combined with articulation of the front and right plane of the residence, creates interest. The side yard staircases with their textured stone walls add additional



visual interest and variety. There are no historical or architecturally significant structures in the neighborhood.

The high-quality materials proposed for the project will result in a mix with favorable design characteristics. The materials are consistent and appropriate for the contemporary architectural design proposed for the project.

- vi. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

The proposed building integrates an interesting mix of materials and colors. Changes in color correspond to changes in material between light-colored smooth stucco siding and natural-colored wood siding. The colors and materials proposed complement existing design themes in several of the nearby residences. In particular, natural-colored wood siding and smooth light-colored stucco are prevalent through the comparison properties in the neighborhood identified by staff.

- vii. *Privacy. Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.*

The topography, lot shape, and building architecture of the proposed project will result in a development which preserves the privacy of nearby residents. The project site does not face a neighboring property across Beaumont Boulevard. The nearest property in this direction is oriented on Gordon Way, offset nearly 50 feet from the plane of the subject site. There will be no impact to the privacy of the residence at 300 Gordon Way.

Immediately to the left and right of the project site are vacant/undeveloped sites; therefore, there will be no impact to neighbors on either side of the project site. However, the site immediately to the left at 323 Beaumont Boulevard may be developed at some point pursuant to Specific Plan SP-153-15 approved by the Planning Commission on November 16, 2015. The Commission assessed the impact of the subject project on the privacy of the potential future home at 323 Beaumont Boulevard, and concluded there will be no impacts to privacy.

The properties to the rear of the project site are located along Coral Ridge Drive. The building pads of these residences are at least 10 feet above the highest point of the proposed residence at the subject site. Therefore, steep topography will prevent any loss of privacy due to views from the project site.

- viii. Consistency. *There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur. Window treatment and trim, for example, should be carried out around the entire building, not just on the most visible sides.*

All sides of the proposed residence will be consistent in terms of color, material, and detailed treatments. The dominant siding materials of light-colored smooth stucco and natural-colored horizontal wood siding will continue around all sides of the building. The variety of window sizes will have a common window shape, style, and dark frame color to create consistency of this design treatment. Additionally, the same roof style will be used over the entire residence.

#### HILLSIDE DEVELOPMENT

- ix. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

*(a) Structures should relate to and follow site topography to work with the slope, not against it.*

*(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.*

*(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.*

*(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.*

The severe topography of the project site presents significant challenges to minimizing excavation. The applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps up the slope to the maximum extent practicable with excavation occurring only where necessary. Where required, retaining walls have a profile of 1 to 17 feet from the lower adjacent ground level. The retaining walls are terraced to minimize wall height and the tallest of them are located behind the residence with only limited sections visible from the public right-of-way. This trade-off reduces usable outdoor area for the applicant in order to minimize grading and the height of the retaining walls. Also, the majority of the proposed staircases have been designed to be on-grade, in order to minimize grading and avoid setback requirements.

The applicant has proposed a project which minimizes the need for grading and retaining walls to the maximum extent practicable while still complying with zoning requirements related to height, lot coverage, and landscaping. On balance, the project is consistent with this design guideline.

#### INFILL DEVELOPMENT

- x. Neighborhood Compatibility. *Established neighborhoods often have strong design characteristics.*

*(a) Consideration should be given to the context of building design. Relate the height, bulk, style, material, and color of a structure to its surroundings. New development should complement the positive aspects of an existing neighborhood.*

*(b) Landscaping should also be chosen with consideration given to existing vegetation in the area. The use of plants which are similar to those of neighboring properties is encouraged.*

*(c) A design which has the potential to negatively impact a neighbor's view, sunlight, and/or privacy, should be avoided.*

There are few strong design characteristics present among the residences nearby the project site. The proposed residence has incorporated the limited number of elements common to the existing structures within the neighborhood. Based on what common factors do exist, in particular the siting of the residence, architectural style, materials, and colors, the project is compatible with the surrounding neighborhood. The topography of the site, building design of adjacent residences, and vacant lots on one side of the project site will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

#### **Findings for Site Development Permit:**

The Planning Commission of the City of Pacifica does not make the following findings pertaining to Site Development Permit PSD-800-15, relating to new construction on a nonconforming lot and construction of a home that exceeds the standard allowance for floor area:

- a. *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

The proposed development will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only one (1) new residential unit is proposed. The proposed development will provide adequate emergency access, and will have no effect on alternative transportation modes.

- b. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

The proposed land use will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only one (1) new residential unit is proposed. Vehicular access will be from Beaumont Boulevard which is a two-way street. The proposed garage satisfies the code requirements and is easily accessible; therefore, no parking accessibility problems will be created.

- c. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

The proposed off-street parking, garbage and recycling containers, and storage areas would all be located in the residence and have no visual impacts. Adequate landscaping would exist along the periphery of the site, and extend into the public right-of-way in several different locations, to separate and screen the site from neighboring sites and the roadway.

- d. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

Despite exceeding the standard size for a single-family dwelling set forth in PMC Sec. 9-4.3201(d) (i.e. Mega Home Ordinance), the scale and massing of the proposed residence are appropriate for the site and surrounding area, are consistent with the City's adopted Design Guidelines, and will not unreasonably restrict or cut out light and air on the properties and on other properties in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof. Currently, the subject site has vacant/undeveloped lots on both sides, and it also sits much lower than the property behind it. Appropriate setbacks for the residence will ensure that there are no light

and air impacts to surrounding properties, should these properties eventually be developed.

- e. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

The proposed development is a residential project and no improvements to any commercial or industrial structures are proposed.

- f. That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of the Municipal Code.*

The vacant site is currently covered with weeds and bushes. There are no significant natural features present on the site. The severe topography of the project site presents significant challenges to minimizing excavation. The applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading.

- g. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The style of the project is modern with the clean lines and surfaces, simple geometry, flat roofs, metal railings and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as decks, staircases and view windows to take advantage of the project's location near the ocean. Different exterior treatments of stucco, stone, and horizontal wood siding, and a variety of colors, are utilized, and these elements combined with varied setbacks and heights help create visual interest.

- h. That the proposed development is inconsistent with the City's adopted Design Guidelines.*

See above discussion regarding consistency with Design Guidelines under findings for Specific Plan.

- i. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*



The proposed residential development, as conditioned, is consistent with the General Plan, Municipal Zoning Code and applicable City laws. Specifically, the location, size and design of the proposed residential project is consistent with the character of the surrounding neighborhood; and the proposal will not restrict light or air to surrounding buildings or discourage additional residential development in the area. Adequate landscaping would be provided on the site. The proposal enhances the design variety of the area and would not impact traffic patterns in the vicinity. The Commission also finds that, as conditioned, the proposal is consistent with the applicable provisions of the City's Design Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby approve Specific Plan SP-154-15 and Site Development Permit PSD-800-15 for construction of a new 3,469 square feet, three-story single-family residence on a 5,216 square feet vacant lot at 325 Beaumont Boulevard (APN 009-037-460), subject to conditions of approval included as Exhibit A to this resolution.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 1<sup>st</sup> day of February 2016.

AYES, Commissioner:

NOES, Commissioner:

ABSENT, Commissioner:

ABSTAIN, Commissioner:

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Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

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Tina Wehrmeister, Planning Director

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Michelle Kenyon, City Attorney



## Exhibit A

### Conditions of Approval: Specific Plan SP-154-15 & PSD-800-15, Single-family Residence on a Vacant Lot in the P-D (Planned Development) Zoning District, 325 Beaumont Boulevard (APN 009-037-460)

#### Planning Commission Meeting of February 1, 2016

#### Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “Beaumont Residence“, dated November 2, 2015, except as modified by the following conditions.
2. The Specific Plan approval is valid for a period of two years from the date of final determination. The Site Development Permit approval is valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director’s sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
3. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
4. All exterior metal railings shall be constructed of stainless steel. Other materials are unsuitable to withstand the coastal climate of Pacifica.
5. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City Engineer. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.
6. Installation of the landscaping shown on the approved landscape plan in the public right-of-way at the front of the residence will require approval of an encroachment permit by the City Engineer. In the event the City Engineer does not approve an encroachment permit for installation of this landscaping, the Planning Commission’s approval of this project shall

## Attachment C

remain valid with omission of the landscaping in the public right-of-way.

7. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. The plan shall show fixture locations, where applicable, on all building elevations.
8. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
9. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to the issuance of a building permit, Applicant shall provide construction details for the enclosure for review and approval by the Planning Director.
10. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
11. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
12. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
13. All construction shall comply with the C.3 and C.6 Development Review Checklist submitted by Applicant, stamped received on September 5, 2015.
14. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
15. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter

“City”) from any claim, action or proceeding (hereinafter “Proceeding”) brought against the City to attack, set aside, void or annul the City’s actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant’s project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

16. That all exposed retaining wall surfaces shall have a decorative finish which may include, but shall not be limited to, decorative block, stone veneer, or colored and stamped concrete, to the satisfaction of the Planning Director.
17. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director’s satisfaction.

#### **Building Division of the Planning Department**

18. Applicant’s proposal requires review and approval of a building permit by the Building Official.
19. Roof shall be constructed with a minimum slope of ¼” per foot.
20. Prior to issuance of a building permit, submit shoring plans for review and approval by the Building Official.
21. Prior to issuance of a building permit, applicant shall submit an updated soils report for review by the Building Official. All recommendations contained in the soils report shall be incorporated into the final construction drawings submitted for review during the building permit process.

#### **Engineering Division of Public Works Department**

22. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
23. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked, onto Beaumont Blvd. Dust control and daily road cleanup will be strictly

enforced.

24. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls, whether within private property or public right-of-way, shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
25. All proposed sanitary sewer system and storm drain system up to their connection to the existing mains shall be privately maintained.
26. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
27. Prior to approval of the Building Permit, applicant shall provide an erosion control plan.
28. New driveway approach ramp, new concrete sidewalk and under sidewalk drains shall be per City Standards.
29. All utilities shall be installed underground from the nearest joint pole or box.
30. Applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage of Beaumont Blvd. All pavement markings and markers shall be replaced in kind.
31. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule.

#### **North County Fire Authority**

32. Fire sprinkler system required for building per City Ordinance. Install per NFPA 13D. Submit under separate fire permit, prior to issuance of a building permit. System shall be centrally monitored if it contains more than 20 sprinkler heads.
33. Project shall comply with fire flows per 2013 CFC Appendix B for buildings over 3600 sq. ft. with fire sprinklers and obtain a fire flow report from North Coast County Water District (NCCWD) showing a flow of 750 gallons per minute (g.p.m.) or more.



34. Smoke detectors and carbon monoxide monitors required per CBC.

35. Install clearly visible, illuminated address identification.

#### **Waste Water Department**

36. Prior to issuance of building permit, Applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

#### **North Coast County Water District (NCCWD)**

37. California drought restrictions apply. On August 20, 2014, the Board of Directors adopted Ordinance No. 56 implementing Stage 2 of the District's Water Shortage Contingency Plan Regarding Mandatory Restrictions on Outdoor Water Use. Also, on April 1, 2015, the Governor of California issued an executive order for a mandatory 25% reduction in water usage across the State of California. The District's Board will address any additional requirements and will provide any update on the District's website. A copy of the current Ordinance No. 56 is available on the District's website at <http://nccwd.com/images/PDFs/drought/ord56.pdf>.

38. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. Applicant must complete a *Single-Family Residence Water Service Application* and submit it to the District. Storage and Transmission Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters. The application is available on the District's website at [http://nccwd.com/images/PDFs/\\_WATER%20SERVICE%20APPLICATION.pdf](http://nccwd.com/images/PDFs/_WATER%20SERVICE%20APPLICATION.pdf).

39. If a fire sprinkler system is required by the City, the fire sprinkler designer and/or owner/applicant may be required to have a fire flow test performed to ensure the system is designed using accurate information. Due to the current drought conditions in California, the District will avoid performing a Fire Flow Test, when possible. In agreement with the North County Fire Authority, the District will use past fire flow tests performed in the vicinity, if available. If fire flows for the area are not available, the District will perform a Fire Flow Test. The District requires a \$500 deposit towards the cost of performing this work. If the actual cost is less than the deposit a refund will be returned to the owner/applicant. The turn-around time for this test will possibly be two weeks for the calculations and the invoice to be applied towards the \$500 deposit that will include third party billing from the engineering firm, if used by the District. The Fire Flow Test application is available on the District's website:

[http://nccwd.com/images/PDFs/Request%20for%20Static\\_Fire%20Flow\\_form.pdf](http://nccwd.com/images/PDFs/Request%20for%20Static_Fire%20Flow_form.pdf).

40. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at <http://nccwd.com/projects/standard-specifications-and-construction-details.html> or may be purchased at the District Office). The sprinkler designer must design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by a registered Fire Protection Engineer to the District for review along with the appropriate fees to cover District costs related to plan review. The fire sprinkler plans and hydraulic calculations must first obtain approval from the North County Fire Authority before submitting them to the District.
  
41. Prior to issuance of a certificate of occupancy, Applicant is responsible for trenching, backfilling, and resurfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) to NCCWD (NC-23; see link) & City of Pacifica standards. [http://nccwd.com/images/PDFs/standardspecs\\_2013/\\_NC-21%20to%20NC-23.pdf](http://nccwd.com/images/PDFs/standardspecs_2013/_NC-21%20to%20NC-23.pdf).

\*\*\*END\*\*\*



# BEAUMONT RESIDENCE

REVISED  
NOV 02 2015

City of Pacifica

REVISION	DATE	DESCRIPTION
01	11/02/15	Initial Issue
02	11/02/15	Per City Comments
03	11/02/15	Per City Comments
04	11/02/15	Per City Comments
05	11/02/15	Per City Comments
06	11/02/15	Per City Comments
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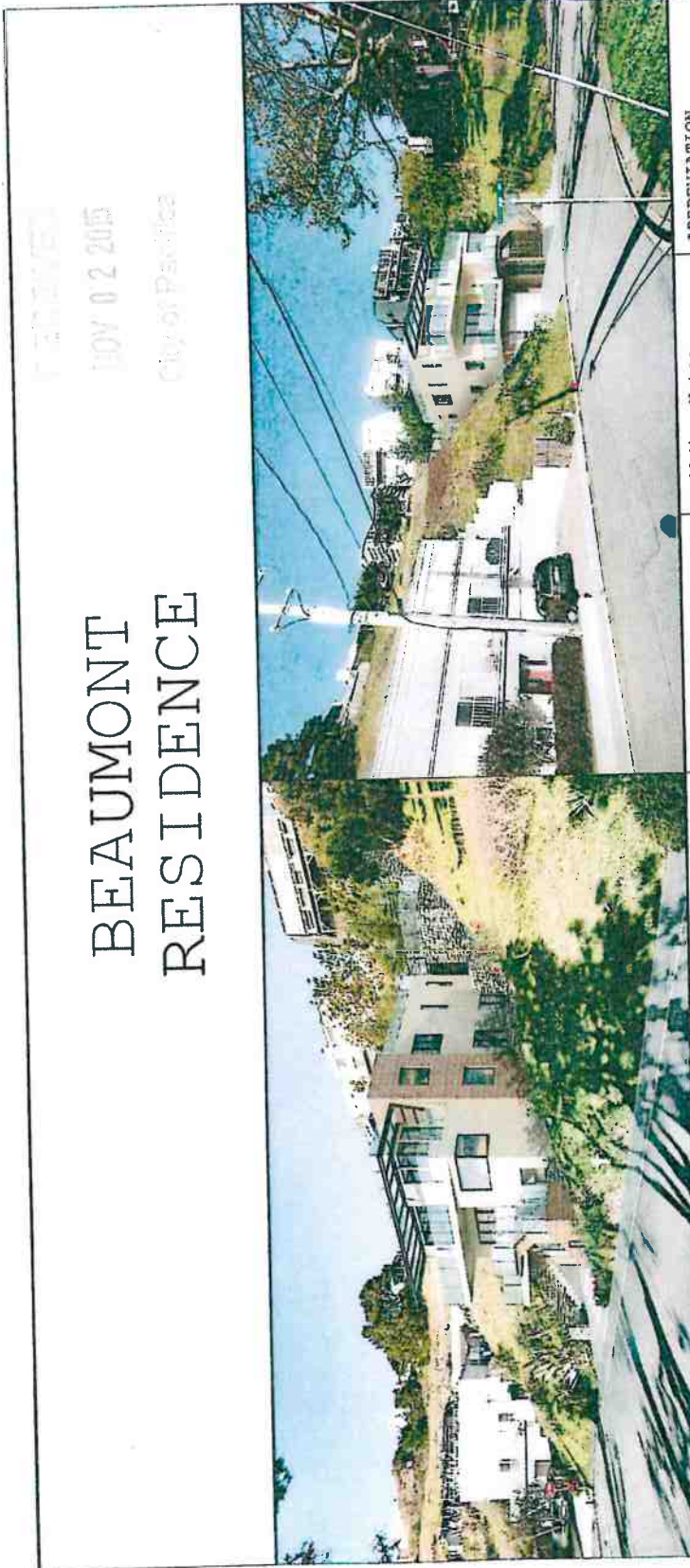
325 Beaumont Blvd.  
Pacifica, CA 94044

BEAUMONT RESIDENCE

2015-10-25

Cover  
Sheet

A0.1



## TABULATION

TABULATION	CONTACT INFORMATION	PROJECT DESCRIPTION	SHEET INDEX	Building Notes	ABBREVIATION
<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NO.: 15-00001            PROJECT NAME: BEAUMONT RESIDENCE            PROJECT ADDRESS: 325 BEAUMONT BLVD, PACIFICA, CA 94044            PROJECT START DATE: 10/20/15            PROJECT END DATE: 11/30/15</p> <p><b>OWNER INFORMATION</b></p> <p>OWNER NAME: LEXICON            OWNER ADDRESS: 1124 11th Ave, San Francisco, CA 94133            OWNER PHONE: 415-435-2800            OWNER FAX: 415-435-2801</p> <p><b>DESIGNER INFORMATION</b></p> <p>DESIGNER NAME: LEXICON            DESIGNER ADDRESS: 1124 11th Ave, San Francisco, CA 94133            DESIGNER PHONE: 415-435-2800            DESIGNER FAX: 415-435-2801</p> <p><b>ARCHITECT INFORMATION</b></p> <p>ARCHITECT NAME: LEXICON            ARCHITECT ADDRESS: 1124 11th Ave, San Francisco, CA 94133            ARCHITECT PHONE: 415-435-2800            ARCHITECT FAX: 415-435-2801</p> <p><b>ENGINEER INFORMATION</b></p> <p>ENGINEER NAME: LEXICON            ENGINEER ADDRESS: 1124 11th Ave, San Francisco, CA 94133            ENGINEER PHONE: 415-435-2800            ENGINEER FAX: 415-435-2801</p> <p><b>CONTRACTOR INFORMATION</b></p> <p>CONTRACTOR NAME: LEXICON            CONTRACTOR ADDRESS: 1124 11th Ave, San Francisco, CA 94133            CONTRACTOR PHONE: 415-435-2800            CONTRACTOR FAX: 415-435-2801</p> <p><b>PERMITS INFORMATION</b></p> <p>PERMITS INFORMATION: 1124 11th Ave, San Francisco, CA 94133            PERMITS PHONE: 415-435-2800            PERMITS FAX: 415-435-2801</p> <p><b>UTILITY INFORMATION</b></p> <p>UTILITY INFORMATION: 1124 11th Ave, San Francisco, CA 94133            UTILITY PHONE: 415-435-2800            UTILITY FAX: 415-435-2801</p> <p><b>CONSTRUCTION INFORMATION</b></p> <p>CONSTRUCTION INFORMATION: 1124 11th Ave, San Francisco, CA 94133            CONSTRUCTION PHONE: 415-435-2800            CONSTRUCTION FAX: 415-435-2801</p> <p><b>GENERAL INFORMATION</b></p> <p>GENERAL INFORMATION: 1124 11th Ave, San Francisco, CA 94133            GENERAL PHONE: 415-435-2800            GENERAL FAX: 415-435-2801</p>	<p><b>PROJECT DESCRIPTION</b></p> <p>PROJECT TYPE: RESIDENTIAL            PROJECT SIZE: 10,000 S.F.            PROJECT PHASE: CONSTRUCTION            PROJECT STATUS: IN PROGRESS</p> <p><b>UTILITIES INFORMATION</b></p> <p>UTILITIES INFORMATION: 1124 11th Ave, San Francisco, CA 94133            UTILITIES PHONE: 415-435-2800            UTILITIES FAX: 415-435-2801</p>	<p><b>SHEET INDEX</b></p> <p>SHEET INDEX: 1124 11th Ave, San Francisco, CA 94133            SHEET INDEX PHONE: 415-435-2800            SHEET INDEX FAX: 415-435-2801</p>	<p><b>Building Notes</b></p> <p>Building Notes: 1124 11th Ave, San Francisco, CA 94133            BUILDING NOTES PHONE: 415-435-2800            BUILDING NOTES FAX: 415-435-2801</p>	<p><b>ABBREVIATION</b></p> <p>ABBREVIATION: 1124 11th Ave, San Francisco, CA 94133            ABBREVIATION PHONE: 415-435-2800            ABBREVIATION FAX: 415-435-2801</p>	

**UTILITY INFORMATION**

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 UTILITY PHONE: 415-435-2800  
 UTILITY FAX: 415-435-2801

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 GENERAL PHONE: 415-435-2800  
 GENERAL FAX: 415-435-2801

**CONTRACT INFORMATION**

CONTRACT INFORMATION: 1124 11th Ave, San Francisco, CA 94133  
 CONTRACT PHONE: 415-435-2800  
 CONTRACT FAX: 415-435-2801

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 CONTRACT PHONE: 415-435-2800  
 CONTRACT FAX: 415-435-2801























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3	03-23-2015	...	...	...

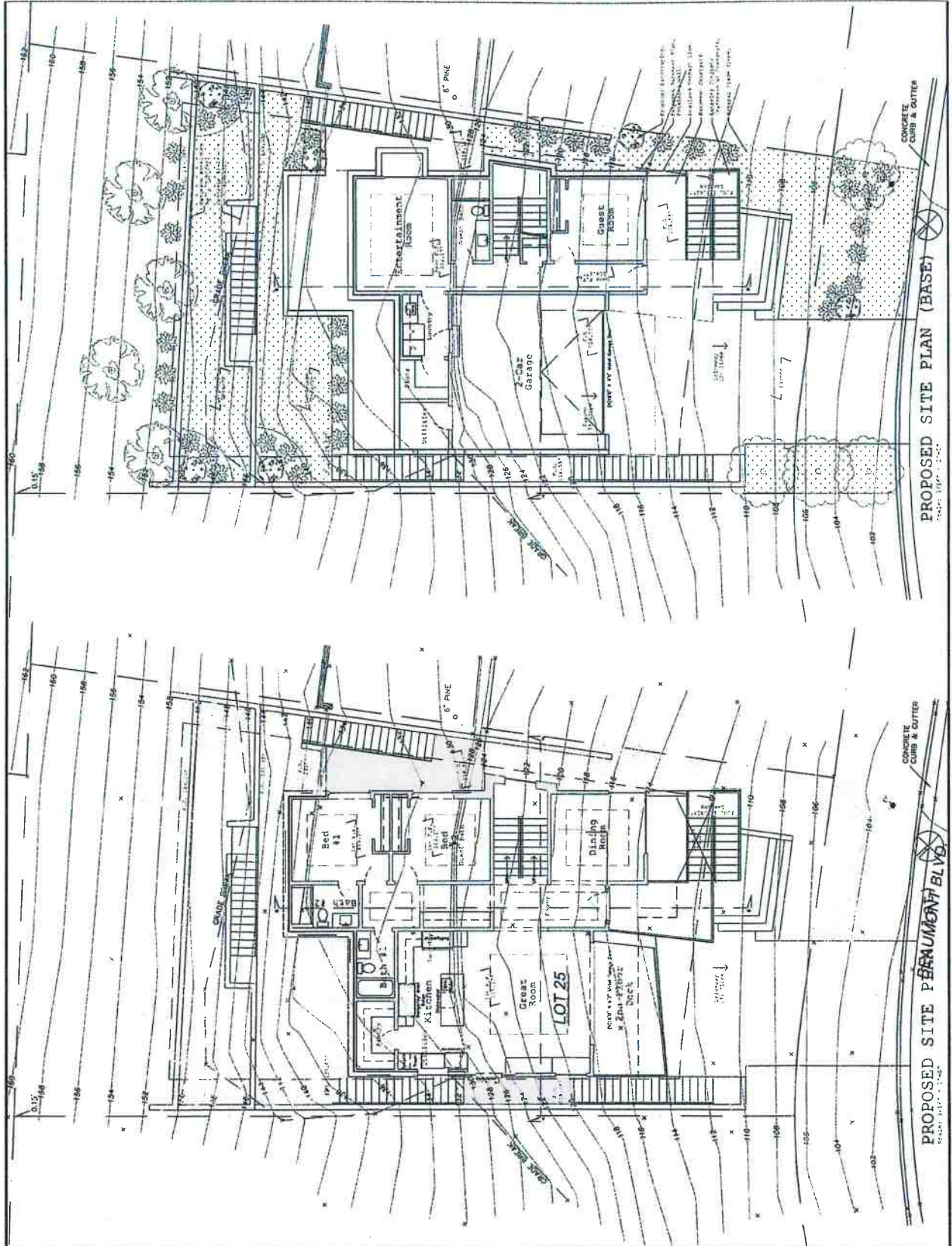
# BEAUMONT RESIDENCE

325 Beaumont Blvd.  
Pacifica, CA 94044

2015-10-29

Proposed  
Site Plan

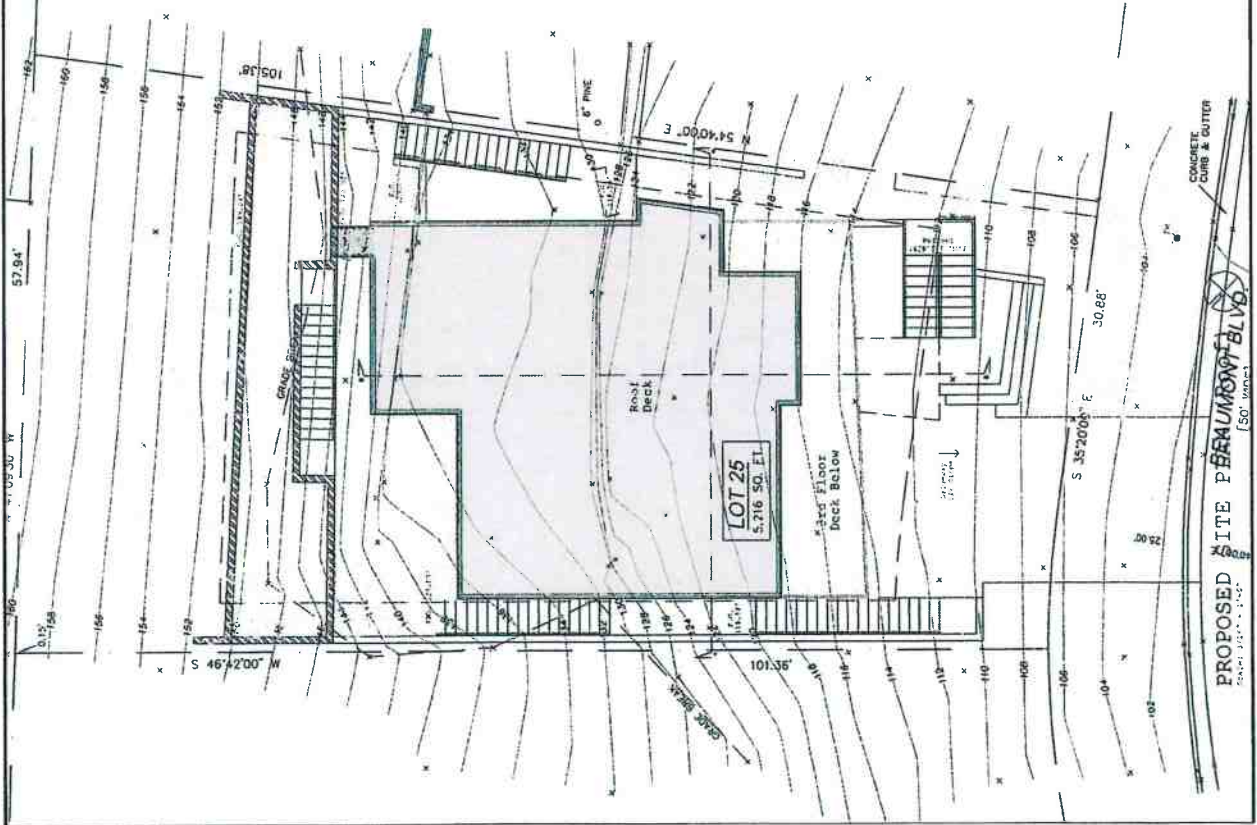
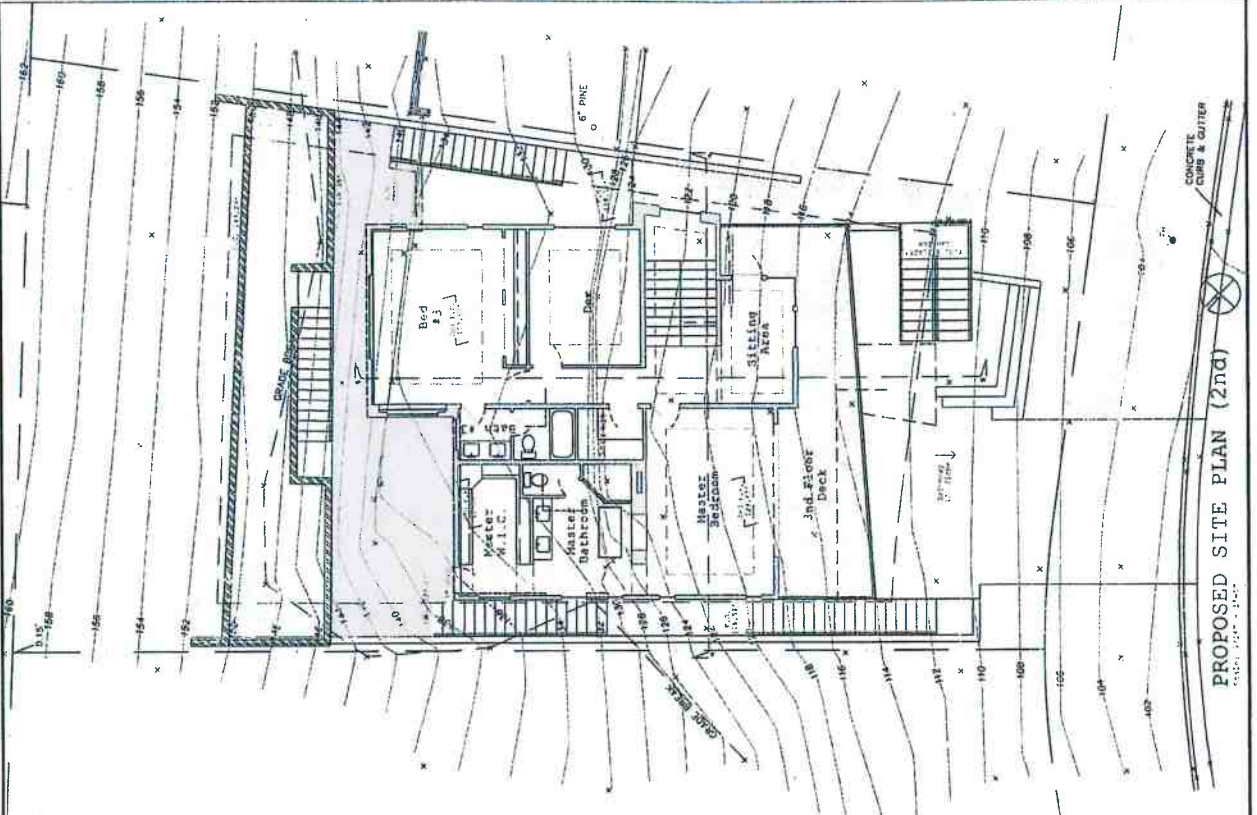
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PROPOSED SITE PLAN (BASE)  
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN (BASE)  
SCALE: 1/8" = 1'-0"





**LEXICON**  
 2015-10-29

**REVISION**

NO.	DATE	DESCRIPTION
1	10/29/15	2015-10-29
2	10/29/15	2015-10-29
3	10/29/15	2015-10-29
4	10/29/15	2015-10-29
5	10/29/15	2015-10-29
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12	10/29/15	2015-10-29

# BEAUMONT RESIDENCE

325 Beaumont Blvd.  
 Pacifica, CA 94044

2015-10-29

Proposed  
 Site Plan

A1.2

CONCRETE CURB & GUTTER

PROPOSED SITE PLAN (2nd)

CONCRETE CURB & GUTTER

PROPOSED SITE PLAN (1st)

CONCRETE CURB & GUTTER

BEAUMONT BLVD

150'



REVISION	
01-22-2015	1st FLOOR PLAN AMEND
01-22-2015	2ND FLOOR PLAN AMEND
01-22-2015	3RD FLOOR PLAN AMEND
01-22-2015	4TH FLOOR PLAN AMEND
01-22-2015	5TH FLOOR PLAN AMEND
01-22-2015	6TH FLOOR PLAN AMEND
01-22-2015	7TH FLOOR PLAN AMEND
01-22-2015	8TH FLOOR PLAN AMEND
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01-22-2015	20TH FLOOR PLAN AMEND

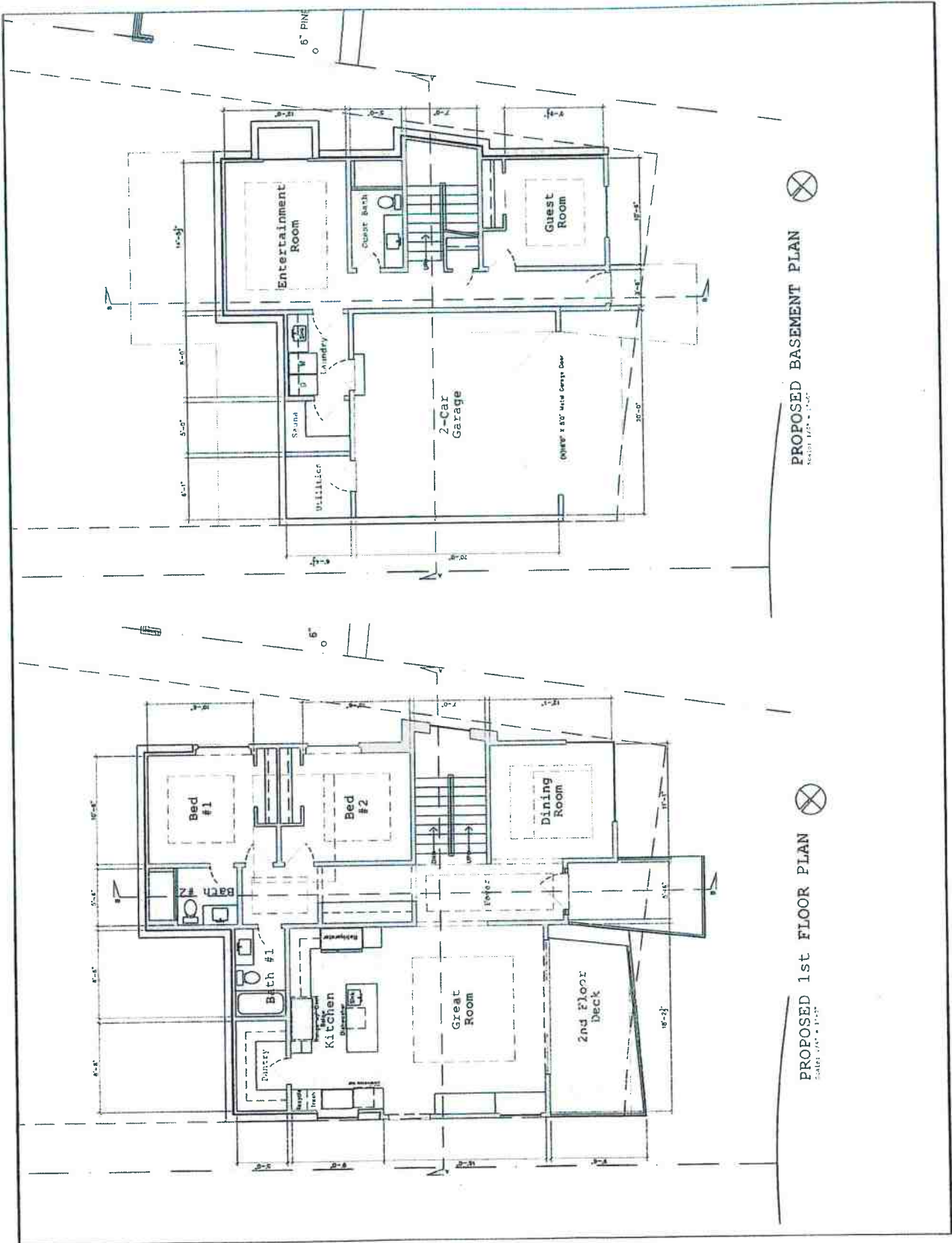
# BEAUMONT RESIDENCE

325 Beaumont Blvd.  
Pacific, CA 94044

2015-10-26

Proposed  
Floor Plan

A2.0



PROPOSED BASEMENT PLAN  
Scale: 1/8" = 1'-0"

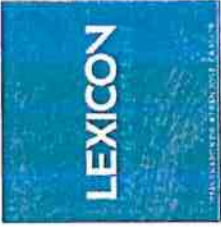


PROPOSED 1st FLOOR PLAN  
Scale: 1/8" = 1'-0"









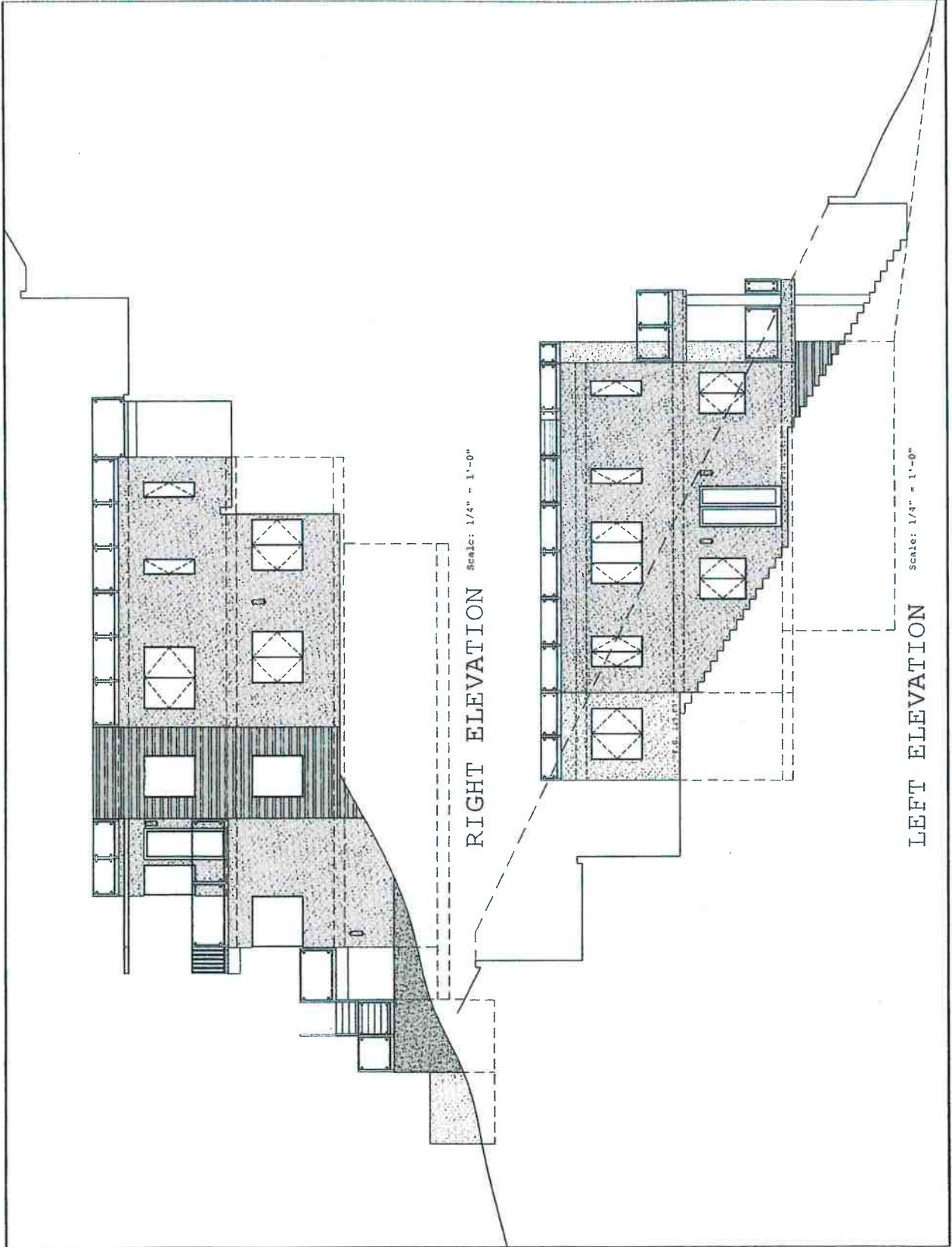
REVISION	
11-11-15	1st Floor Plan Update
07-14-15	2nd Floor Plan Update
05-22-15	3rd Floor Plan Update

BEAUMONT RESIDENCE  
 325 Beaumont Blvd.  
 Pacifica, CA 94044

2015-10-29

ELEVATION

A3.1







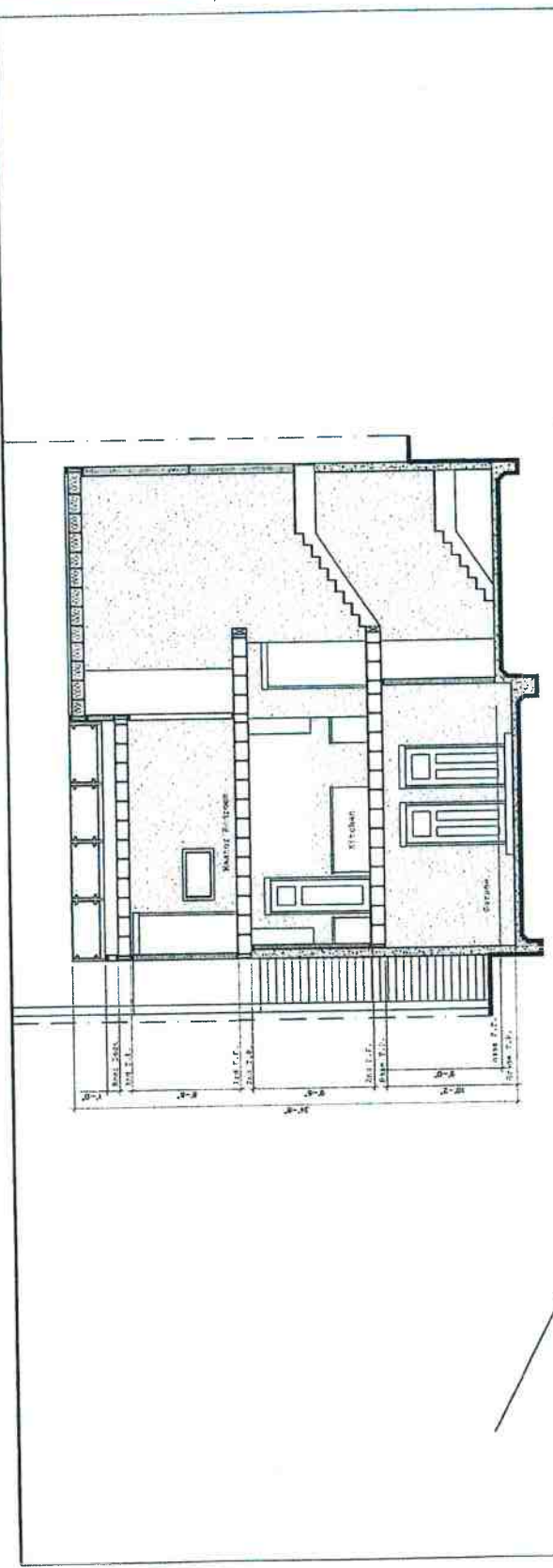
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4	11.10.15	LEX	ISSUE FOR PERMITS
5	11.10.15	LEX	ISSUE FOR PERMITS
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BEAUMONT RESIDENCE  
 325 Beaumont Blvd.  
 Pacifica, CA 94044

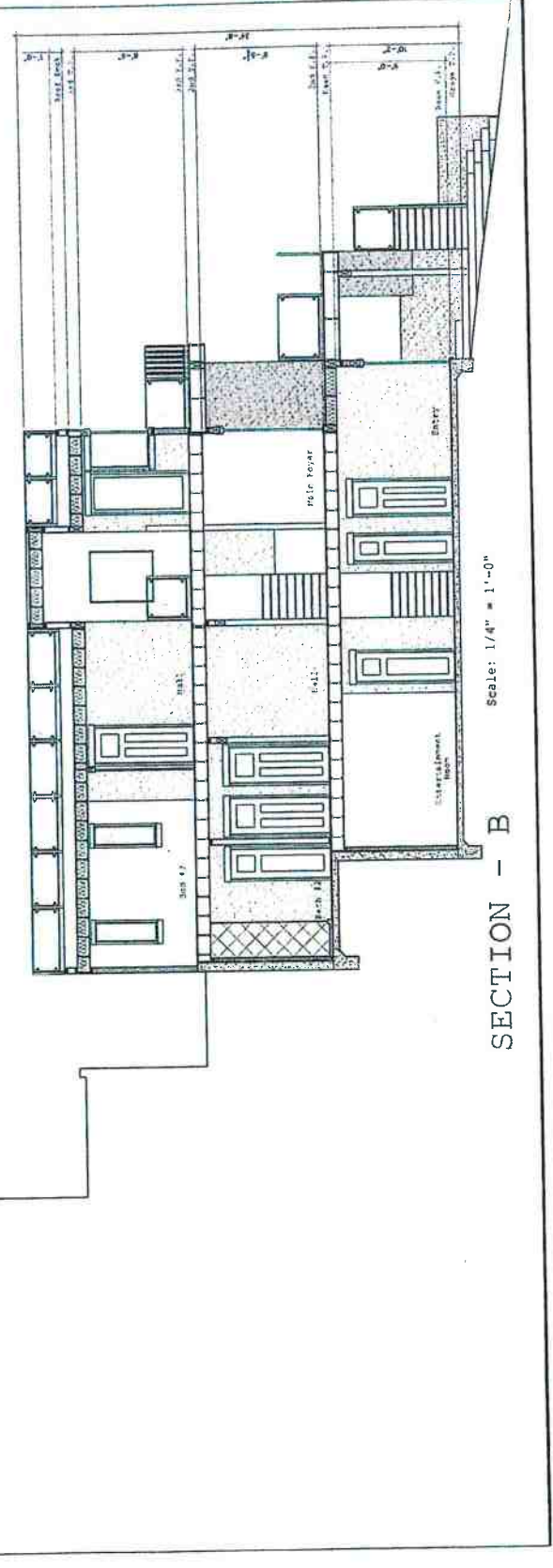
2015-10-29

SECTION

A3.2



SECTION - A  
 Scale: 1/4" = 1'-0"



SECTION - B  
 Scale: 1/4" = 1'-0"





ATTACHMENT E





JUL 08 2015









Scenic Pacifica  
Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Staff Report

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**DATE:** February 1, 2016

**FILE:** PSD-792-15

CDP-349-15

**ITEM:** 2

SUB-225-15

S-113-15

**PUBLIC NOTICE:** Notice of Public Hearing was published in the Pacifica Tribune on January 20, 2016, mailed to 69 surrounding property owners and occupants, and posted in three locations in the vicinity of the site.

**APPLICANT:** David Blackman  
375 Keith Ave.  
Pacifica, CA 94044

**OWNER:** David Colt  
1397 Grand Ave.  
Pacifica, CA 94044

**PROJECT LOCATION:** 500 San Pedro Avenue (APN 023-073-190) – Pedro Point Neighborhood

**PROJECT DESCRIPTION:** Construct four detached motel rooms, ranging in size from 405 square feet (s.f.) to 519 s.f., on a vacant lot at 500 San Pedro Avenue. As part of the project, the existing lot of 11.68 acres will be subdivided into two lots: Lot 1 will be 0.33 acres (14,408 s.f.) and Lot 2 will be 11.34 acres. All proposed development is within the boundaries of Lot 1.

**SITE DESIGNATIONS:** General Plan: Lot 1 - Commercial  
Lot 2 - Open Space Residential

Zoning: Lot 1 - C-2 (Community Commercial) | CZ (Coastal Zone  
Combining District)  
Lot 2 - R-1 (Single-family Residential) | HPD (Hillside  
Preservation District) | CZ (Coastal Zone  
Combining District)

**RECOMMENDED CEQA STATUS:** Class 3 Categorical Exemption, CEQA Guidelines Section 15303;  
Class 15 Categorical Exemption, CEQA Guidelines Section 15315.

**ADDITIONAL REQUIRED APPROVALS:** Subject to appeal to the City Council and Coastal Commission. Final subdivision map approval by City Engineer.

Planning Commission Staff Report  
Four Detached Motel Units, Anchor Inn  
500 San Pedro Avenue  
February 1, 2016  
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**RECOMMENDED ACTION:** Approval with conditions.

**PREPARED BY:** Kathryn Farbstein, Assistant Planner

**PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS**

**ZONING STANDARDS CONFORMANCE:**

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed (Lot 1)</u>	<u>Proposed (Lot 2)</u>
Lot Size	5,000 s.f.	11.68 acres	0.33 acres (14,408 s.f.)	11.34 acres
Lot Width	50'	59.03'	59.03'	75'
Setbacks	None, unless established by the site development permit	N/A		
Height	35' max	N/A	20'	N/A
Landscaping	10% min	N/A	40%	N/A
Parking	4 spaces	N/A	4 spaces	N/A
Sign Area	44 s.f. max	N/A	12.5 s.f.	N/A
Sign Height	20' max	N/A	4'	N/A

**PROJECT SUMMARY**

**1. Project Description:** The project proposes to subdivide a large 11.68-acre parcel into two parcels of 0.33 acres (14,408 s.f.) and 11.34 acres with a vesting tentative subdivision map (the sum of the lot sizes total less than 11.68 acres due to rounding). The former parcel, Lot 1, will align with the existing C-2 (Community Commercial) zoning designation at the site, and will contain the proposed motel development. The latter parcel, Lot 2, will align with the existing R-1 (Single-family Residential) zoning designation at the site, and will remain in a vacant condition. Therefore, this staff report will not analyze in detail the latter parcel since it is not the subject of any proposed development at this time.

A. **Motel Project:** The applicant has proposed to construct four detached motel units, each with a separate parking space, accessed from a newly constructed driveway connecting to San Pedro Avenue (Attachment d). The detached units will be oriented to have the first unit fronting onto San Pedro Avenue with the remaining three units located in-line behind it. The slope of the project site increases towards the rear of the property, resulting in building heights ranging from 16'-6" to 19'-6". The two smaller units of 405 s.f. in floor area each will be located at the front and rear of the lot. The two larger units of 519 s.f. in floor area each will be located in the middle of the four motel units. One parking space will be provided for each unit, placed in front of each unit and parallel with San Pedro Avenue, in a swing-type parking configuration.

The types of materials proposed for the motel units as noted on page A2 of the plans include cedar shingles and siding, two different types of accent stone, cedar trim sidings, exterior flashings of copper, stainless steel and/or glass railings, grey vinyl window frames and natural



concrete for the supporting piers under each of the buildings. The applicant has also provided this information on a separate page attached to the staff report and identified as Attachment e. Staff has included additional discussion regarding proposed building materials that require the Planning Commission's consideration in a later section of the staff report.

A freestanding sign identifying the Anchor Inn motel will direct potential guests to the motel's website. No onsite management is proposed for the motel. All transactions, including customer reservations, will be conducted online or via phone. A guest will receive an access code to enter her room after making a reservation, eliminating the need for keys. The applicant will provide site maintenance and housekeeping services through an off-site contractor.

B. Subdivision: The existing site is an irregular shaped 11.68-acre lot with access from both San Pedro Avenue and Grand Avenue, and includes a single-family dwelling addressed as 1397 Grand Avenue. The motel development will be contained within a newly created lot of 14,408 s.f. Access to the newly created smaller lot will be from San Pedro Avenue. If the Planning Commission approves the subdivision, the larger lot will be reduced in size to 11.34 acres. The existing single family residence will remain on the larger lot, and both the residence and the newly created 11.33-acre lot will retain access from Grand Avenue. .

Another lot identified as "Lands of Colt 023-073-050" on page C3.01 of the plans is outside of the scope of the project and is not a part of the proposed subdivision. The lot is located southwest (behind) the proposed development site. This lot is presently landlocked and is vacant. The title report for the project site did not identify an access easement to the landlocked parcel, and staff recommended to the applicant to include an access easement to this lot as part of its subdivision project, but the applicant declined to do so. Although not a part of the subject project, staff informed the applicant that this landlocked parcel may need to obtain access through the proposed motel development at some point in the future, and recommended reserving such access at this time in order to avoid potentially disruptive impacts to the motel site in the future (if approved). In addition, staff has discussed with the applicant the possibility of the newly created 11.33-acre lot needing to take access from San Pedro Avenue and through the motel site after physical development of the site is complete. It is unknown what type of projects may be developed on the adjacent landlocked parcel and the larger lot (Lot 2) at this time; however, existing zoning suggests the projects would be single-family residences and the applicant(s) for those projects would be responsible for providing access in order to develop either or both lots. The applicant has designed the driveway for the subject project to be 20 feet in width which might allow the potential for future access to the adjacent properties, but has not provided for legal access to the adjacent properties (i.e. easements). Staff has provided additional analysis of the driveway design in a later section of the staff report.

**2. General Plan, Zoning, and Surrounding Land Use**: The subject site has two General Plan land use designations. Lot 1 is Commercial and Lot 2 is Open Space Residential. The General Plan designation to the north of the subject site is Commercial. To the west and the south of the

subject site, the General Plan land use designation is Low Density Residential. To the south and east of the subject site, the General Plan land use designation is Open Space Residential (with a small portion of the site abutting unincorporated San Mateo County).

The Zoning classification for subject site includes a combination of C-2 (Community Commercial), R-1 (Single-Family Residential), and HPD (Hillside Preservation District). The entire site is within the CZ (Coastal Zone Combining District) overlay zone, and is further within the appeal area of the Coastal Zone. Properties to the north of the site are zoned C-2, properties to the west are zoned C-2, P (Parking), and R-1, and to the south are A (Agriculture)/B-5 (Lot Size Overlay)/HPD. All of the adjacent areas are also within the CZ and appeal area of the Coastal Zone.

There is a mixture of existing land uses surrounding the subject site. The Pedro Point Shopping Center is located to the north of the subject site across San Pedro Avenue. A catering facility and single family dwellings that are accessed from Grand Avenue exist to the west of the subject site. Properties to the south and east of the subject site are undeveloped.

**3. Municipal Code:** Pacifica Municipal Code (PMC) Section 10-1.303 requires approval by the Planning Commission of a tentative subdivision map for subdivisions of four or fewer parcels. In this case, the applicant is proposing a vesting tentative subdivision map to subdivide one lot into two lots; thus, approval of a tentative map for the subdivision is necessary. The lots are in residential and commercial zoning classifications.

The processing of vesting tentative maps is governed by both State law (Gov. Code §§ 66498.1 *et seq.*) and the City's Municipal Code (PMC §§ 10-1.701 *et seq.*). The City adopted its vesting tentative map provisions in 1985, when the State vesting tentative map law applied only to residential subdivisions. Accordingly, the provisions in the PMC are applicable to residential projects. The State vesting tentative map law is now applicable to non-residential subdivisions. Accordingly, Staff has reviewed the non-residential portion of the proposed vesting tentative map by applying the same PMC provisions that apply to residential vesting tentative maps.

PMC Section 9-4.3201(a) requires approval of a Site Development Permit by the Planning Commission for projects constructed in a Commercial District. Because Lot 1 is zoned C-2 and will contain the motel development, approval of a Site Development Permit is necessary. PMC Section 9-4.4303(a) requires approval of a Coastal Development Permit by the Planning Commission for development within the Coastal Zone such as this project site which is also located within the Appeal area of the Coastal Zone. PMC Section 9-4.2906 (b) requires approval by the Planning Commission of a sign permit to allow the freestanding sign proposed for the project site.

**4. CEQA Recommendation:** Staff recommends that the Planning Commission find the project categorically exempt from the California Environmental Quality Act (CEQA) per two sections of the CEQA Guidelines – Sections 15303(c) and 15315 – as discussed below.

Section 15303(c) states in pertinent part:

Section 15303. New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The subject proposal to construct four detached motel units fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes construction of a motel; (2) includes construction of four commercial buildings; (3) does not exceed 10,000 s.f. in total floor area; (4) is located within the C-2 (Community Commercial)/CZ (Coastal Zone Combining District) zoning districts where the zoning regulations allow the construction of a visitor serving use including a motel as a permitted use; (3) does not involve the use of hazardous substances; (4) will be undertaken within an urbanized area; (5) will be undertaken in an area where all necessary public services and facilities are available; and, (6) is not located in an environmentally sensitive area.

The project proposes to construct four detached motel rooms with total floor area of 1,848 s.f. PMC Section 9-4.1101(8) establishes “visitor-serving commercial uses” as a permitted use in the C-2 zone, and PMC Section 9-4.4302(av) defines “motels” as visitor-serving commercial uses. It is not customary for a motel use to involve the use of hazardous substances, and there is no evidence in the record to indicate the subject motel use will involve hazardous substances. All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA pursuant to Public Resources Code Section 21071 because (1) Pacifica is an incorporated city; (2) Pacifica had a population of 37,234 persons as of the 2010 U.S. Census; and, (3) the population of Pacifica combined with contiguous incorporated cities equals at least 100,000 persons. All public services are available in the project area, including nearby utilities such as water, sewer, electrical, and sewer utilities.

The motel site is an infill lot surrounded on three sides by development, and the site already exists in a disturbed condition without significant natural vegetation or habitat. An existing dirt and gravel driveway bisects the site whereon multiple daily vehicle trips enter and exit the site

in transit to an existing shed and workshop on the property. In addition, the site is identified as "urban and non urban land with little or no habitat value," according to sources from the US Fish and Wildlife Service (2008); National Marine Fisheries Service (2005); National Park Service (2005); California Department of Forestry (2005); California Natural Diversity Database (2009); California Native Plant Society (2008); California Department of Fish and Game (2008); Federal Emergency Management Agency (2008); ESA (2009); City of Pacifica (2008); San Mateo County (2009); and, Dyett & Bhatia (2012). Finally, a biological report prepared by Toyon Consultants on March 9, 2015, concludes that no sensitive species or habitat were observed at the site during the site visit. Because the project area is an infill site subject to ongoing vehicular traffic and with minimal natural habitat area; because the project area is not located in an environmentally sensitive area that is precisely mapped and adopted by the City, state, or federal governments; and, because a qualified professional biologist concluded after a site investigation that no sensitive species or habitat were present on the project site; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.

Section 15315 states in pertinent part:

Section 15315. Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subject proposal to subdivide one lot into two lots fits within the scope of a Class 15 categorical exemption. Specifically, the subdivision (1) will be undertaken within an urbanized area; (2) is located within the Commercial General Plan land use designation and C-2 (Community Commercial)/CZ (Coastal Zone Combining District) zoning districts where commercial uses such as motels are permissible; (3) does not require any variances or exceptions; (4) will be undertaken in an area where all necessary services and access to the proposed parcels to local standards are available; (5) does not include a larger parcel involved in a division within the previous two years; and, (6) the new parcel subject to development does not have an average slope greater than 20 percent.

The analysis for the Section 15303 exemption above contains many of the facts applicable to this Section 15315 exemption. In addition, the project is consistent with the Commercial land use designation for the site contained in the General Plan. The subdivision is consistent with all zoning standards and the applicant has requested no variances or exceptions. All utilities are available and all services, including police and fire services, are available for the subdivision. Lastly, the average slope of the site subdivided for development is 19 percent. For the foregoing reasons, there is substantial evidence in the record to support a finding that the subdivision of the site is categorically exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines.



**5. Required Findings:** The PMC sets forth required findings for each permit considered by the Planning Commission. The findings required for approval of a Site Development Permit, Coastal Development Permit, Subdivision and Sign Permit are included in the following sections.

A. *Site Development Permit.* Section 9-4.3204 of the PMC states that a site development permit shall not be issued if the Commission makes any of the following findings:

- i. *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

Discussion: The location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the site is located in a commercial area with commercial uses already existing to the north (across San Pedro Avenue), east and west of the proposed motel development. Public right of way improvements will be constructed to City standards which will improve vehicular and pedestrian access in the area.

- ii. *That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

Discussion: Accessible off street parking that satisfies the parking requirements are provided for this project. The swing type parking configuration allows cars to back up the driveway in order to exit the site facing forward which is more convenient to enter San Pedro Avenue.

- iii. *That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

Discussion: Sufficient landscaped areas are provided around each of the units and throughout the subject site that are available. No storage areas or large expanses of paved areas are proposed other than the required driveway. Each of the units will have private deck area and access to landscaping around the units.

- iv. *That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the*

*neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

Discussion: The proposed development will not unreasonably restrict light or air on the property or other property in the neighborhood in that the units are separated from each other which reduces the overall mass of the project; thus, allowing more light and air to flow around the individual units. The maximum proposed height for any unit is 20 feet which is consistent with other commercial and residential buildings in the neighborhood, and substantially less than the 35 foot height limit allowed. The project is attractively designed; and therefore, will not impair the value of adjacent properties in the neighborhood.

- v. *That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

Discussion: The proposed commercial development is small in scale and consists of individual motel units, which is more consistent with the nearby residential patterns of development. Thus, the project will not be detrimental to the character or value of the nearby residential neighborhood.

- vi. *That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.*

Discussion: The proposed development will not excessively damage or destroy natural features of the site in that the site has been previously cleared. The natural grade will be minimally impacted due to the construction method utilized of placing each of the motel units on piers in order to limit the amount of grading needed.

- vii. *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

Discussion: The applicant is proposing two different building styles and each motel unit will have decks that are unique to that unit. Different siding materials will be placed on the exterior of the buildings and varied roof lines have been incorporated into each building to create design diversity and visual interest in the project. For these reasons, the project will not result in buildings that have a monotonous external appearance.

- viii. *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

Discussion: The proposed motel development is consistent with the Design Guidelines for several reasons. The proposed design of each motel unit with large view windows and decks, which creates consistency in design among the four units, is similar in appearance to the smaller beach cottages in the neighborhood. At a maximum height of 20 feet, the scale of the four proposed buildings is compatible with the surrounding commercial structures and many nearby dwellings as encouraged by the Design Guidelines. The applicant proposes to use a variety of earth tones that change with the types of materials proposed on the exterior of building which is a design element also encouraged in the Design Guidelines.

- ix. *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

Discussion: The proposed development is consistent with the General Plan and other applicable laws in that the commercial development proposed on the site is consistent with the General Plan designation and zoning development standards. In addition, the use is considered visitor serving which is required under the Local Coastal Plan. The project also complies with all zoning standards and all other PMC requirements.

B. *Coastal Development Permit.* Section 9-4304(k) of the PMC allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below in the Local Coastal Program (LCP):

- i. *The proposed development is in conformity with the City's certified Local Coastal Program.*

Discussion: The Local Coastal Plan requires visitor serving commercial uses in the Coastal Zone. The four unit motel is considered a visitor serving commercial use as listed in PMC Section 9-4.4302(av) under the definition of a visitor serving use.

- ii. *Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act Public Resources Code Division 20.*

Discussion: The subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

C. *Subdivision.* Section 10-1.407(c) of the PMC states that the Planning Commission may approve a tentative map if it finds that the proposed subdivision “is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions.”

- i. **General Plan consistency:** The General Plan designation does not have a density standard for commercial lots. However, the lot size for Lot 1 as proposed is consistent with the minimum lot size in the C-2 zoning district, suggesting consistency with the General Plan Commercial designation. The General Plan designation of OSR requires a density of more than 5 acres per unit. After the subdivision, Lot 2 will consist of more than 11 acres and contain a single family dwelling which is consistent with the OSR density requirements.
- ii. **Specific Plan consistency:** There are no specific plans that apply to this site.
- iii. **Local Coastal Program consistency:** The subdivision will allow Lot 1 to be separate lot. Proposed on Lot 1 is a four unit detached motel project that is considered a visitor serving commercial use which is consistent with the Local Coastal Program.
- iv. **Zoning consistency:** As proposed, Lot 1 and Lot 2 are consistent with the zoning standards in that each lot satisfies the minimum development standards, as denoted in the Zoning Standards Conformance chart, which requires at least a 50 foot lot width and minimum lot area of 5,000 square feet for each newly created lot. Lot 1 has 59 feet in width and it is more than 14,000 square feet in size. Lot 2 is 75 feet in width (measured beyond the driveway access) and more than 11 acres in size.

D. *Sign Permit.* Section 9-4.2906(b) states that the Planning Commission may approve a sign permit for a freestanding sign only when the following findings can be made:

- i. *A freestanding sign is necessary for the business or businesses located on the premises to achieve a reasonable degree of identification.*

Discussion: The freestanding sign is necessary to ensure that customers that want to stay in the motel rooms can easily find the project. The project is not a typical motel and the proposed monument sign will make the project more easily identifiable.



- ii. *The sign is consistent with the intent and provisions of this article.*

Discussion: The size and location of the sign as proposed will not endanger the public safety or obstruct the vision necessary for traffic safety in that the sign will be located on private property with a setback from the street a sufficient distance to ensure that visibility for motorists and pedestrians is not blocked. The design of the sign will draw attention to the new business to the area and reflects the anchor logo proposed for the motel. The proposed small scale and attractive design of the monument sign will increase the visibility of the motel use as well as making a positive impression upon both visitors to and residents of the Pedro Point neighborhood.

- iii. *The sign does not exceed the square footage set forth in subsection (3) of subsection (a) of this section.*

Discussion: The proposed sign of 12.5 square feet does not exceed the maximum allowable sign area for the site of 44 square feet.

- iv. *The sign does not exceed a height of twenty (20') feet above the sidewalk or paved area over which it is erected.*

Discussion: The maximum height of the proposed monument sign is four feet in height which does not exceed the maximum allowed height limit of 20 feet.

## **6. Staff Analysis:**

Site Development Permit – Approval of a Site Development Permit is necessary for all new construction of projects located within a Commercial District. In this case, the site is zoned C-2 (Community Commercial) which is a Commercial District. The site proposed for the motel development is an infill lot with existing commercial development on both sides. Traffic patterns for vehicles will not change substantially by this project because it is only four units and adequate onsite parking is proposed to accommodate guests utilizing the motel facilities. Landscaping that exceeds the minimum requirements will be placed on site as identified on the plans. The four detached buildings are compatible in scale to the adjacent commercial buildings and the nearby single family residential neighborhood in Pedro Point. Each of the four buildings has a unique attached deck, and varied rooflines, siding materials and colors have been incorporated into the project to create design variety and visual interest. Development of the site results in a commercial project consistent with the surrounding neighborhood that will provide a service to visitors coming to the area and will encourage people staying in the motel to visit other businesses in the City of Pacifica.

Coastal Development Permit – The proposed development of four detached motel units is consistent with the City’s certified Local Coastal Plan. The Local Coastal Plan encourages the types of development that attract visitors to the area. A motel use is one of the permitted uses listed under the definition of visitor serving use in the Local Coastal Program. The proposed motel would attract visitors to come stay in the Pedro Point neighborhood.

Subdivision - Section 10-1.407(c) of the PMC states that the Planning Commission may approve a tentative subdivision map if it finds that the proposed subdivision “is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions.” In this case, the subdivision will divide one large lot of 11.68 acres into a lot of 0.33 acres (14,408 s.f.) and 11.34 acres. The proposed four unit detached motel project will be contained within the smaller lot of 14,408 sf. The proposed subdivision satisfies all the development standards for subdividing the subject site into the proposed Lot 1 and Lot 2 configurations.

Motel Operation – If the project is approved and constructed, the motel will operate without any onsite management which is typically found at traditional motels. Anyone interested in staying at the proposed motel would make reservations via online or phone. In order to comply with the visitor serving requirement, such that a visitor to the Coastal Zone may actually identify the project as a motel and may actually reserve a room for a stay, staff is recommending a condition of approval to require that the applicant installs and maintains the proposed sign, and to ensure that the applicant maintains contact information for reservations on the sign (telephone number and/or web address). Thus, visitors passing by the site can see the information posted on the sign and contact the motel operator for information.

Design Concerns – The development proposed consists of four separate buildings. Two of the buildings will be 405 s.f. in size and the other two will be 519 s.f. None of the buildings will exceed 20 feet in height and all four structures will be supported by concrete piers visible from the driveway and San Pedro Avenue. The proposed units are compatible in size and scale to small beach cottages currently existing in the Pedro Point neighborhood.

The applicant is proposing to use earth tones for the colors and materials of the motel development. Although the proposed grey concrete used in the piers could be considered as an earth tone, staff is recommending a condition of approval that requires the applicant to stain the concrete piers dark green or dark brown to reduce the visual obtrusiveness of the grey concrete piers and to improve the overall appearance of the project, both of which will be visible from the public right of way.

The applicant has proposed a driveway design that he believes is adequate to meet California Fire Code (CFC) requirements. However, the City’s Deputy Fire Chief has determined that the design proposed by the applicant is not compliant with applicable fire apparatus road requirements. Applicant has proposed to construct a driveway with maximum grade of 12 percent for the first 60 feet of the project. Beyond 60 feet, the driveway will exceed 12 percent

in grade. The Deputy Fire Chief has determined that the code requirement limits driveway grade to 10 percent. Upon approval by the Fire Chief of a plan for alternate means and methods, a driveway may exceed 10 percent grade but may not exceed 15 percent grade. Staff has included a condition of approval to address the Deputy Fire Chief's comments. Additional grading for the driveway and new retaining walls along the driveway may be necessary to satisfy the CFC requirements. However, the amount of additional grading and the type of retaining walls are unknown at this time. Staff has had several discussions with the applicant regarding these issues and the applicant has chosen to proceed with the project as-is and without incorporating these conditions from the Deputy Fire Chief. The Deputy Fire Chief will be available during the Planning Commission meeting to discuss the CFC requirements and the conditions of approval that have been imposed on the project.

Signage – The freestanding sign proposed is necessary for people staying at the motel to find the site and to provide information to visitors that may want to stay at the motel at some point in the future. The necessary information that should be placed on the sign has already been addressed. The applicant has not indicated the specific location of the sign; therefore, staff has recommended a condition of approval requiring staff review and approval of the location of the sign to ensure appropriate placement at the front of the site.

Access to Other Adjacent Lots – Staff has discussed the possibility of future access to adjacent lots with the applicant as mentioned in a previous section of the staff report. Staff found no evidence of an access easement that applied to the subject site. Despite staff's recommendation that the applicant formalize access to the adjacent properties in its subdivision map, the applicant refused. Staff advised the applicant of potential future disruptions to its motel operation caused by the access requirements of adjacent properties, including but not limited to potential realignment or regrading of the entry driveway. However, the subdivision as proposed does not change the current source of access to the adjacent properties. It appears that the applicant's tandem design of the four motel units may allow the possibility of future access on Lot 1 along the 20 foot wide driveway, but evaluation of that issue is beyond the scope of this report.

**7. Summary:** Staff believes, as conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the General Plan, Local Coastal Plan and the Design Guidelines. The four unit detached motel project is a visitor serving commercial use which is a permitted use by right at this location. Design features such as decks, varied rooflines and several siding materials ensure that a variety of visually interesting buildings will be constructed on the site. Staff supports granting Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15 and Sign Permit S-113-15. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the attached Resolution.



### COMMISSION ACTION

#### MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Site Development Permit, PSD-792-15, Coastal Development Permit, CDP-349-15, Subdivision, SUB-225-15 and Sign Permit, S-113-15 by ADOPTING the attached resolution for the proposed four detached unit motel and one lot subdivision at 500 San Pedro Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

#### Attachments:

- a. Resolution
- b. Exhibit A Conditions of Approval
- c. Land Use and Zoning Exhibit
- d. Plans
- e. Colors and Materials Information Provided by Applicant (1 Colored Page)

# RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT (PSD-792-15); COASTAL DEVELOPMENT PERMIT (CDP-349-15), TENTATIVE SUBDIVISION MAP (SUB-225-15), AND SIGN PERMIT S-113-15, SUBJECT TO CONDITIONS, FOR A FOUR ROOM MOTEL DEVELOPMENT KNOWN AS THE “ANCHOR INN” AND A TWO LOT SUBDIVISION AT 500 SAN PEDRO AVENUE (APN 023-073-190), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: David Blackman (“Applicant”)

**WHEREAS**, Applicant has submitted an application on behalf of the property owner, David Colt, to subdivide one lot into two lots and to construct a motel development on one of the lots (“Project”); and

**WHEREAS**, the Project is located within the Coastal Zone appeal area; and

**WHEREAS**, notice of the public hearing was posted in three places within the vicinity of the site as necessary for projects seeking approval of a Coastal Development Permit; and

**WHEREAS**, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15303 and 15315; and

**WHEREAS**, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 1, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Pacifica as follows:

- A. The above recitals are true and correct and material to this Resolution.
- B. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
- C. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15303 and 15315 (14 Cal. Code Regs. §§ 15303, 15315) and therefore directs staff to file a Notice of Exemption for the Project.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does make the following findings:

A. *Site Development Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4.3204 for issuance of a site development permit:

i. *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

The location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the site is located in a commercial area with commercial uses already existing to the north (across San Pedro Avenue), east and west of the proposed motel development. Public right of way improvements will be constructed as per City standards which will improve vehicular and pedestrian access in the area.

ii. *That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

Accessible off street parking that satisfies the parking requirements is provided for the project. The swing type parking configuration allows cars to back up the driveway in order to exit the site facing forward which is more convenient to enter San Pedro Avenue.

iii. *That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

Sufficient landscaped areas are provided around each of the units and throughout the subject site that are available. No storage areas or large expanses of paved areas are proposed other than the required driveway. Each of the units will have private deck area and access to landscaping around the units.

iv. *That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*



The proposed development will not unreasonably restrict light or air on the property or other property in the neighborhood in that the units are separated from each other which breaks up the overall mass of the project; thus, allowing more light and air to flow around the individual units. The maximum proposed height for any unit is 20 feet which is consistent with other commercial and residential buildings in the neighborhood and substantially less than the 35 foot height limit allowed. The project is attractively designed; and therefore, will not impair the value of adjacent properties in the neighborhood.

- v. *That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

The proposed commercial development is small in scale and consists of individual motel units, which is more consistent with the nearby residential patterns of development. The project will not be detrimental to the character or value of the nearby residential neighborhood.

- vi. *That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.*

The proposed development will not excessively damage or destroy natural features of the site in that the site has been previously cleared. The natural grade will be minimally impacted due to the construction method utilized of placing each of the motel units on piers in order to limit the amount of grading needed.

- vii. *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

The applicant is proposing two different building styles and each motel unit will have decks that are unique to that unit. Different siding materials will be placed on the exterior of the buildings and different roof lines incorporated to create design diversity and visual interest in the project. For these reasons, the project will not result in buildings that have a monotonous or plain external appearance.

- viii. *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

The proposed motel development is consistent with the Design Guidelines for several reasons. The proposed design of each motel unit with large view windows and decks, which creates consistency in design among the four units,

is similar in appearance to the smaller beach cottages in the neighborhood. At a maximum height of 20, the scale of the four proposed buildings is compatible with the surrounding structures as encouraged by the Design Guidelines. The applicant proposes to use a variety of earth tones that change with the types of materials proposed on the exterior of building which is a design element also encouraged in the Design Guidelines.

- ix. *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

The proposed development is consistent with the General Plan and other applicable laws in that the commercial development proposed on the site is consistent with the General Plan designation and zoning development standards. In addition, the use is considered visitor serving which is required under the Local Coastal Plan. The project also complies with all zoning standards and all other PMC requirements.

- B. *Coastal Development Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4304(k) prior to issuance of a Coastal Development Permit:

- i. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The Local Coastal Plan requires visitor serving commercial uses in the Coastal Zone. The four unit motel is considered a visitor serving commercial use as listed in PMC Section 9-4.4302(av) under the definition of a visitor serving use.

- ii. *Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act Public Resources Code Division 20.*

The subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

- C. *Subdivision.* The Planning Commission hereby makes the following findings required by PMC Section 10-1.407(c) for approval of a vesting tentative map:

- i. *General Plan consistency:* The General Plan designation does not have a density standard for commercial lots. However, the lot size for Lot 1 as proposed is consistent with the minimum lot size in the C-2 zoning district, suggesting consistency with the General Plan Commercial designation. The General Plan designation of OSR requires a density of more than 5 acres per unit. After the subdivision, Lot 2 will consist of more than 11 acres and

contain a single family dwelling which is consistent with the OSR density requirements.

- ii. Specific Plan consistency: There are no specific plans that apply to this site.
  - iii. Local Coastal Program consistency: The subdivision will allow Lot 1 to be separate lot. Proposed on Lot 1 is a four unit detached motel project that is considered a visitor serving commercial use which is consistent with the Local Coastal Program.
  - iv. Zoning consistency: As proposed, Lot 1 and Lot 2 are consistent with the zoning standards in that each lot satisfies the minimum development standards, as denoted in the Zoning Standards Conformance chart, which requires at least a 50 foot lot width and minimum lot area of 5,000 square feet for each newly created lot. Lot 1 has 59 feet in width and it is more than 14,000 square feet in size. Lot 2 is 75 feet in width (measured beyond the driveway access) and more than 11 acres in size.
- D. *Sign Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4.2906(b) for approval of a sign permit for a freestanding sign:

- i. *A freestanding sign is necessary for the business or businesses located on the premises to achieve a reasonable degree of identification.*

The freestanding sign is necessary to ensure that customers that want to stay in the motel rooms can easily find the project. The project is not a typical motel and the proposed monument sign will make the project more easily identifiable.

- ii. *The sign is consistent with the intent and provisions of this article.*

The size and location of the sign as proposed will not endanger the public safety or obstruct the vision necessary for traffic safety in that the sign will be located on private property with a setback from the street a sufficient distance to ensure that visibility for motorists and pedestrians is not blocked. The design of the sign will draw attention to the new business to the area and reflects the anchor logo proposed for the motel. The proposed small scale and attractive design of the monument sign will increase the visibility of the motel use as well as making a positive impression upon both visitors to and residents of the Pedro Point neighborhood.

- iii. *The sign does not exceed the square footage set forth in subsection (3) of subsection (a) of this section.*

The proposed sign of 12.5 square feet does not exceed the maximum allowable sign area for the site of 44 square feet.

- iv. *The sign does not exceed a height of twenty (20') feet above the sidewalk or paved area over which it is erected.*

The maximum height of the proposed monument sign is four feet in height which does not exceed the maximum allowed height limit of 20 feet.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica approves the Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15, and Sign Permit S-113-15, for a subdivision and development of one of the lots with four detached motel units at 500 San Pedro Avenue (APN 023-073-190), subject to conditions of approval attached as Exhibit A.

\* \* \* \* \*

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 1<sup>st</sup> day of February, 2016.

**AYES**, Commissioners:

**NOES**, Commissioners:

**ABSENT**, Commissioners:

**ABSTAIN**, Commissioners:

\_\_\_\_\_  
Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Tina Wehrmeister, Planning Director

\_\_\_\_\_  
Michelle Kenyon, City Attorney



## **Exhibit A**

### **Conditions of Approval: Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15 and Sign Permit S-113-15, to Construct Four Detached Motel Units (Anchor Inn) and Subdivide One Lot into Two Lots at 500 San Pedro Avenue (APN 023-073-190)**

#### **Planning Commission Meeting of February 1, 2016**

##### **Planning Department**

1. Development shall be substantially in accord with the plans entitled "Anchor Inn 500 San Pedro Avenue" consisting of twelve (12) sheets, and dated October 11, 2015, except as modified by the following conditions.
2. That the approvals are valid for a period of two years from the date of final determination, except that the Coastal Development Permit is valid for a period of one year. If the use(s) approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension. Notwithstanding this condition, extensions of the approval of the tentative subdivision map shall be governed by Government Code Section 66410 *et seq.* (Subdivision Map Act).
3. Prior to the issuance of a building permit, Applicant shall submit information on all final exterior finishes, including colors and materials, and the same colors and materials as presented to the Planning Commission, with the exception that the exposed concrete piers shall be stained dark brown or dark green, subject to approval of the Planning Director. The roofing material shall comply with the 2013 Energy Code.
4. The motel site (Lot 1) shall be well maintained, and cleaned on a regular basis including removal of trash, debris, litter from trash receptacles, parking and landscaping areas, and including interior room housecleaning to the Planning Director's satisfaction.
5. Applicant shall install and maintain in substantial conformance to this condition a sign identifying the motel site as a requirement for the project to be considered a visitor-

serving use. Applicant shall revise the freestanding sign to include the name of the motel, the address of the site, and sufficient information on the sign such as the telephone number and/or web address in order to allow visitors to make reservations. The sign shall be constructed of high-quality materials compatible with the building architecture and of the dimensions stated in the plans approved by the Planning Commission. All signage shall be designed, located on the site and constructed to the Planning Director's satisfaction prior to issuance of a certificate of occupancy.

6. The applicant shall comply with C.3.i of the Municipal Regional Stormwater Permit for projects that create less than 10,000 square feet of impervious surface. The site design measure shall be clearly identified on the plans and incorporated into the project prior to building permit issuance.
7. The applicant shall comply with the requirements as specified in PMC Title 5, Chapter 27, Article 3, Hotel, Motel and Multiple Dwelling Security, Minimum Standards.
8. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.
9. All transformers, HVAC units, backflow preventors and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
10. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to issuance of a building permit, Applicant shall provide construction details for the enclosure for review and approval by the Planning Director.

11. If applicable, prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
12. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
13. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
14. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
15. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
16. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the

Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

17. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
18. Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to issuance of a building permit.

**Engineering Division of Public Works Department**

19. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
20. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto San Pedro Avenue. Dust control and daily road cleanup will be strictly enforced.
21. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
22. All proposed sanitary sewer systems and storm drain systems up to their connection to the existing mains shall be privately maintained.
23. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
24. Applicant shall grind and overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage along San Pedro Avenue. All pavement markings and markers shall be replaced in kind.
25. Landscaping in the right of way shall consist of pure native plants and to the satisfaction of the City Engineer.



26. Prior to issuance of a building permit, the applicant shall provide an erosion control plan.
27. The applicant shall install all utilities underground from the nearest joint pole or box.
28. The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, heights of buildings from established contours, compliance with heritage tree ordinance, etc.
29. The applicant shall provide a Sight Distance Analysis at the entrance, which shall be signed and stamped by a registered engineer.
30. The applicant shall submit a final map to the Engineering Division for approval by the City Engineer. All required monumentation shall be shown on the map and set prior to recordation of the map.
31. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica (subject to the approval of the City Attorney and City Engineer) to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this project, prior to approval of the final map. Should the applicant desire to obtain final map prior to completion and acceptance of improvements, any necessary bonds and fees in an amount determined by the City Engineer must be provided. The bond maybe in the form of cash, instrument of credit or surety bond.
32. Prior to the execution of the Subdivision Improvement Agreement, applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
  - a. All plans and reports must be signed and stamped by a California licensed professional.
  - b. Plan, profile and cross sections of the proposed driveway. The proposed driveway shall not exceed the maximum grade per Fire Department standards.

- c. ADA Compliant Curb ramps on both sides of the driveway.
  - d. Design Geotechnical Report analyzing the proposed on-site and off-site improvements including but not limited to the driveway.
  - e. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
33. Prior to approval of the final map, the applicant shall verify that all public and private utilities have been provided to serve the subdivision. Approvals and/or agreements shall be obtained from all utilities.
34. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along San Pedro Ave.
35. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior to issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
36. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.

**North County Fire Authority**

37. The applicant shall provide a fire sprinkler system per PMC Section 1003.2 for R-1 occupancy with Fire Department Code (FDC) connections on the edge of the roadway. Each FDC connection shall have a sign designating which building they serve.
38. Fire sprinklers shall be centrally monitored by a third party.

39. The applicant shall provide a horn strobe on the road side of each building for the fire sprinkler systems.
40. The applicant shall provide a fire flow of 750 gallons per minute for 2 hours per 2013 CFC Appendix B Table B105.1. This includes a 50% exemption from the 1,500 gallons per minute standard in Section B105.1.
41. The applicant shall provide a fire hydrant per 2013 CFC Appendix C Table C105.1. The applicant shall install the fire hydrant either along the driveway or within three feet of either side of the entry driveway at the front property line to the satisfaction of the Fire Chief or designee.
42. Fire Access shall be provided per 2013 CFC Appendix D, Section D102 to the satisfaction of the Fire Chief or designee.
43. The minimum width of the road (for purposes of the NCFCA conditions, the onsite driveway is considered the road that provides fire access to the site) shall be 26 feet per 2013 CFC Appendix D, Section D103.1 if a fire hydrant is located on the road. Otherwise, the minimum width of the road shall be 20 feet.
44. The maximum grade of the road shall be 10% as required in 2013 CFC Appendix D, Section D103.2 unless an exception of up to 15% grade is granted by the Fire Chief or designee of the NCFCA.
45. The applicant shall provide an approved turnaround as required by 2013 CFC Appendix D, Section D103.4 and Table D103.4 Dead Ends to the satisfaction of the Fire Chief or designee.
46. The applicant shall provide portable fire extinguishers as required by 2013 CFC Chapter 9, Section 906.1 in each of the separate motel units to the satisfaction of the Fire Chief or designee.
47. The applicant shall install all fire service features as required by 2013 CFC Chapter 5, Section 501.4 prior to commencement of any vertical building construction on the site, to the satisfaction of the Fire Chief or designee.

### **Wastewater Department**

48. Prior to issuance of a building permit, the applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

### **North Coast County Water District (NCCWD)**

49. California drought restrictions apply. On August 20, 2014, the Board of Directors adopted Ordinance No. 56 implementing Stage 2 of the District's Water Shortage Contingency Plan Regarding Mandatory Restrictions on Outdoor Water Use. Also, on April 1, 2015, the Governor of California issued an executive order for a mandatory 25% reduction in water usage across the State of California. The District's Board will address any additional requirements and will provide any update on the District's website. A copy of the current Ordinance No. 56 is available on the District's website at <http://nccwd.com/images/PDFs/drought/ord56.pdf>.
50. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. The Applicant shall complete a *Commercial/Mixed-Use/Multi-Family Water Service Application*. Storage and Transmission Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters.
51. Due to the requirement for a fire sprinkler system at this project site, the fire sprinkler designer and/or owner/applicant may be required to have a fire flow test performed to ensure the system is designed using accurate information. The NCCWD requires a \$500 deposit towards the cost of performing the fire flow test. If the actual cost of the fire flow is less than the deposit, a refund will be returned to the owner/applicant.
52. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at [www.nccwd.com](http://www.nccwd.com) or available for purchase at the NCCWD office). The sprinkler designer must design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by the Fire Marshal to the NCCWD for review along with the appropriate fees to cover NCCWD costs related to plan review.



Conditions of Approval for PSD-792-15,  
CDP-349-15, SUB-225-15 and S-113-15  
500 San Pedro Ave (APN 023-073-190)  
Four Detached Motel Units and Subdivision  
February 1, 2016  
Page 9 of 9

53. Applicant shall meet all County of San Mateo requirements for backflow prevention and cross-connection. A copy of plans must also be submitted to the San Mateo County Environmental Health Services Division, 2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403. Telephone number (650) 372-6204, Attention: Michelle Bilodeau. Approval by the County may be required before any work is completed by the NCCWD.
54. Applicant is responsible for trenching, backfilling, and resurfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) to NCCWD and City of Pacifica standards.

\*\*\*END\*\*\*

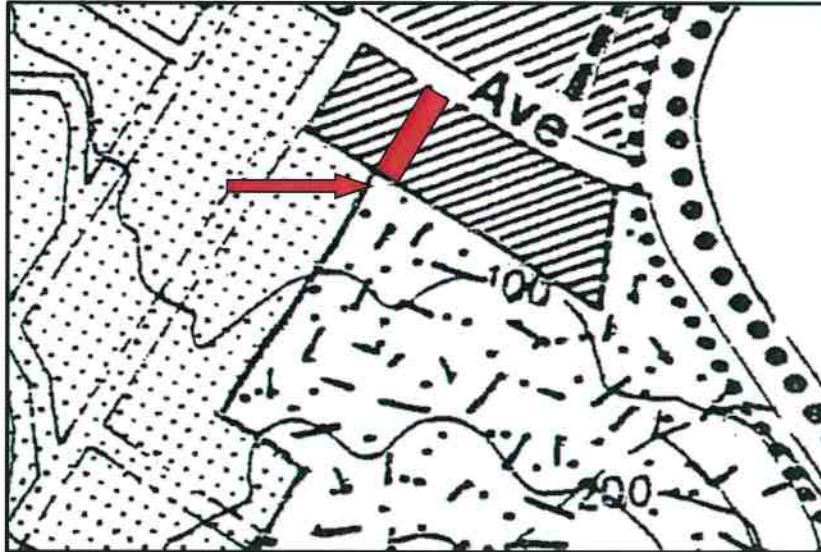
# Zoning & Land Use Exhibit

City of Pacifica  
Planning Department

## General Plan Diagram

Neighborhood: Pedro Point

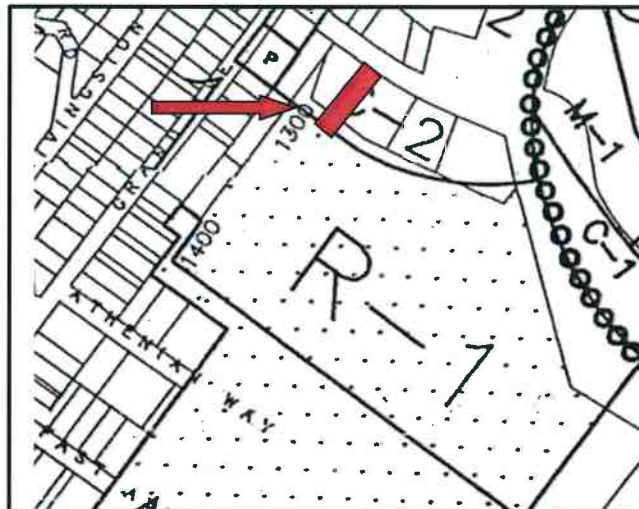
Land Use Designation: Lot 1: Commercial and Lot 2: Open Space Residential



## Zoning Map Diagram

Existing Zoning District: Lot 1 C-2 (Community Commercial)/CZ (Coastal Zone)

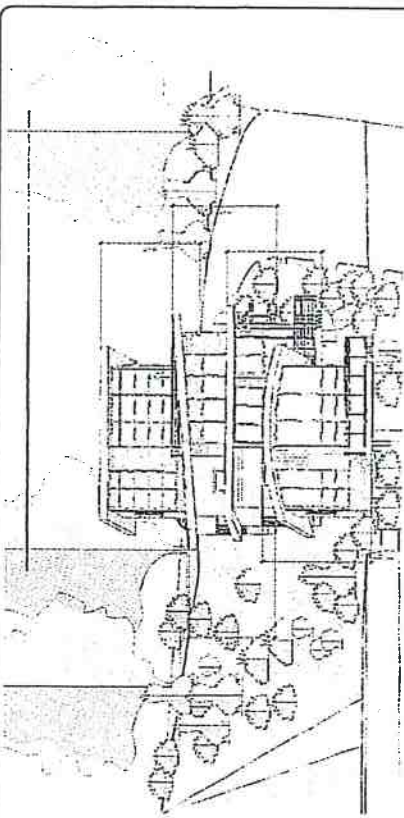
Lot 2: R-1 (Single-family Residential)/HPD (Hillside Preservation District)/CZ



North Arrow  
(Not to Scale)

**Project Description**

Have 4 unit multi-unit building in the Coastal Zone. All landscaping, lighting, and hardscape will be installed. Cleaning service will be contracted from within. Single story units with unreserved parking.



North  
1/8" = 1'-0"

**Project Index**

- A1 Title Sheet - Street perspective
- A2 West Elevation / Exterior Lighting
- P1.01 Preparation Plan
- P1.01 Working Map Title Page
- C1.01 Existing Conditions
- C1.01 Site Plan Model - Estimates
- C1.02 Balance to Neighbors
- C1.02 Existing Drainage
- C1.02 Proposed Drainage

**Project Data**

- General Plan & Coastal Local Plan
- Zoning
- Coastal Zone
- Permit
- Roofing
- Landscaping (not under roofing)
- Total Coverage
- Landscaping
- Unit 1 (100 sq. ft.)
- Unit 2 (111 sq. ft.)
- Unit 3 (115 sq. ft.)
- Unit 4 (119 sq. ft.)

Commercial, vehicular service, small scale, multi-ample landscaping

Approve jurisdiction

5733 sq. ft. (40%)

2776 sq. ft. (19%)

8700 sq. ft. (60%)

500 sq. ft. (4%)

170 sq. ft. (1%)

519 sq. ft. (11%)

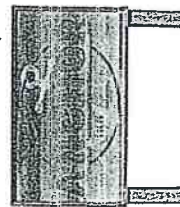
485 sq. ft. (15%)

**Project Notes**

Project is not in a flood zone. There are no waterworks, tanks on the property or within 50' of the property. All work shall be in accordance with the Coastal Land Use Plan and the project is NOT between the nearest public road and the shoreline. The project is in conformity with the public recreation policies of the California Coastal Act.

**Signage**

Cedar 6 ft x 6 ft 6" x 6" framed with cedar post 18" above grade.



No.	Description	Date

**Anchor Inn**  
500 San Pedro Ave  
Title Sheet

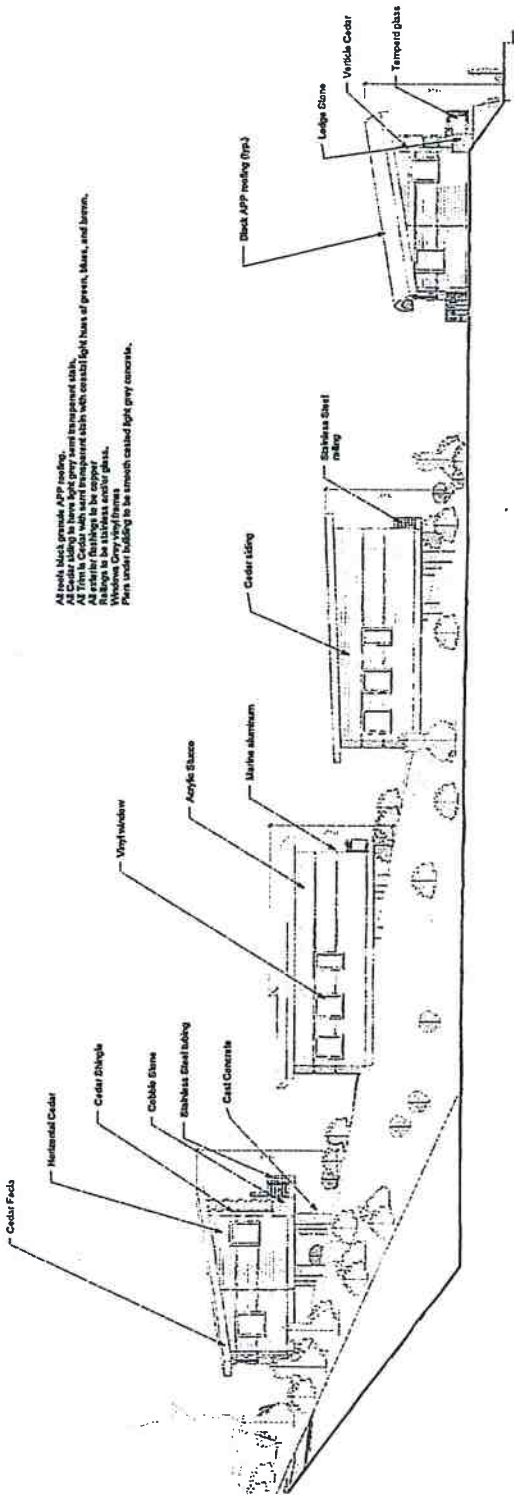
Project Number	2015A
Date	Oct 11, 2015
Drawn by	AM/207
Checked by	CH/2011
Scale	1/8" = 1'-0"

**A1**

PROJECT NUMBER  
2015A

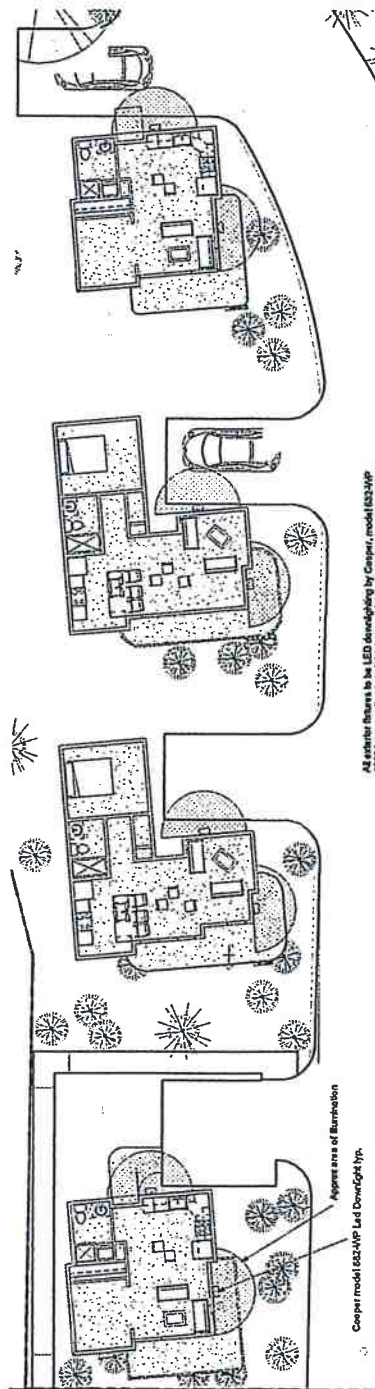
OCT 14 2015

City of Pacifica



All work must comply with all applicable codes.  
 All work must comply with all applicable codes.  
 All work must comply with all applicable codes.

① East Elevation  
1/8" = 1'-0"



② Lighting Plan  
1/8" = 1'-0"



NO.	DESCRIPTION	DATE

<b>Anchor Inn</b>	
<b>500 San Pedro Ave</b>	
<b>East Elevation /</b>	
<b>Light Plan</b>	
Project Number	2015-8
Date	Oct 11, 2015
Drawn by	AJG/BJ
Checked by	CH/BJ
Scale	1/8" = 1'-0"

A2



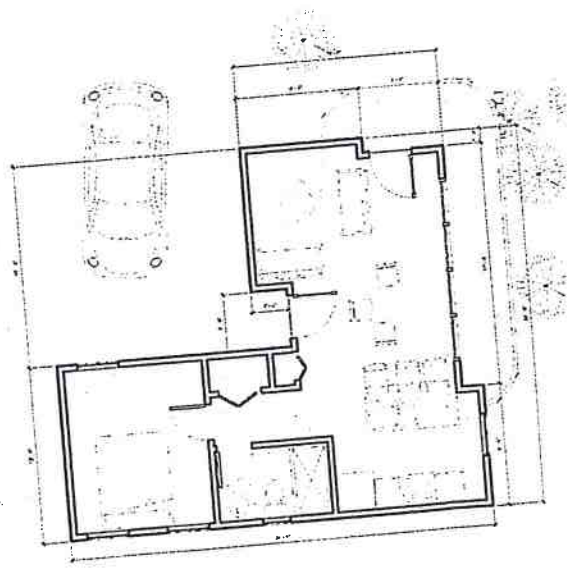
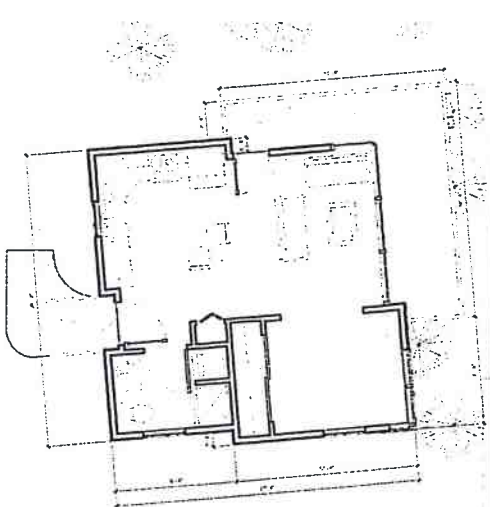
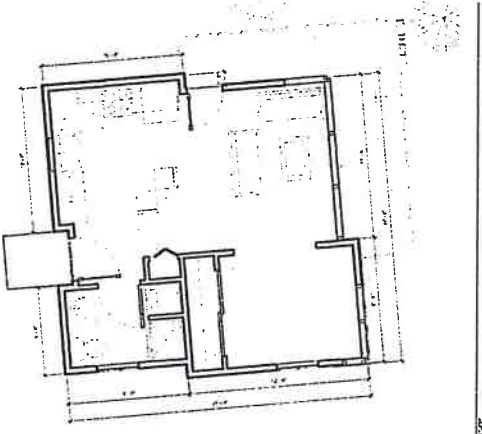
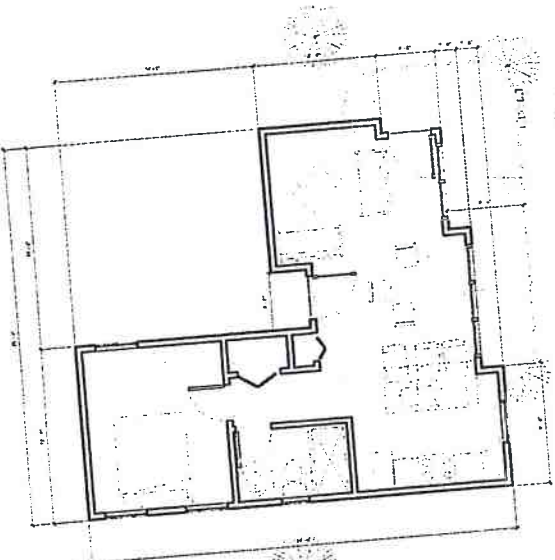


NO.	DESCRIPTION	DATE

**Anchor Inn**  
**500 San Pedro Ave**  
**Floorplans**

Project Number: 2012-3  
Client: Oct 11/2012  
Drawn by: AJD/2012  
Checked by: [ ]  
Scale: 1/8" = 1'-0"

**A3**



# VESTING TENTATIVE PARCEL MAP ANCHOR HEIGHTS - 500 SAN PEDRO AVE CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

**SHEET INDEX:**

- C1.01 TITLE SHEET
- C2.01 EXISTING CONDITION
- C3.01 LOTTING AND PUBLIC IMPROVEMENTS
- C4.01 SITE PLAN
- C4.02 IMPROVEMENTS RELATED TO NEIGHBORS
- C4.03 UTILITY
- C5.02 EXISTING DRAINAGE PLAN
- C5.03 PROPOSED DRAINAGE PLAN

**OWNER / DEVELOPER**

DAVID COLT, OWNER 1397 GRAND AVE PACIFICA  
 DAVID BLACKMAN, DEVELOPER 375 KEITH AVE PACIFICA  
 PEDRO POINT MOTEL, LLC 375 KEITH AVE PACIFICA

**BENCHMARK**

BENCHMARK STATEMENT: ELEVATION SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK DESIGNATION 'Y 1240' LOCATED AT THE NORTHEAST CORNER OF THE BRIDGE OVER SAN PEDRO CREEK ON US HIGHWAY 1 IN THE CITY OF PACIFICA AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY, WITH AN ELEVATION =16.55 FEET.

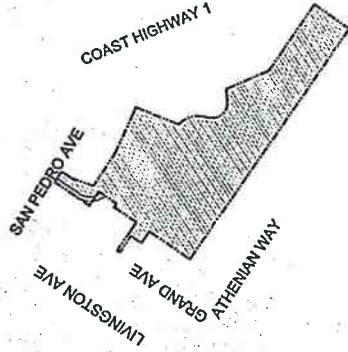
**BASIS OF BEARING**

BASIS OF BEARING STATEMENT: THE BEARING NORTH 56° 34' 10" WEST, OF THE SAN PEDRO AVENUE, AS SHOWN ON THAT CERTAIN RECORD IN BOOK 32 OF L.S. MAPS PAGE 98, ON FEBRUARY 18, 2009, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**ENGINEER'S STATEMENT:**

THESE PLAN HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

MICHAEL A. O'CONNELL, P.E. 75811



**LOCATION MAP**



**DEVELOPMENT INFORMATION**

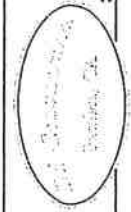
TYPE OF DEVELOPMENT PRESENT USE OF LAND IMPROVEMENT STANDARDS DOMESTIC WATER SYSTEM SANITARY SEWER SYSTEM GAS & ELECTRIC TELEPHONE DRAINAGE COURSE	4 UNIT MOTEL SINGLE FAMILY HOME CONFORM TO ALL CITY STANDARDS NORTH COUNTY WATER DISTRICT CITY OF PACIFICA PACIFICA GAS AND ELECTRIC AT&T PER FIRM, AREA IS SUBJECT TO MINIMAL INUNDATION DURING THE 100
YEAR STORM CONTOUR INTERVALS CONTOUR SOURCE EXISTING ZONING PROPOSED ZONING ASSESSORS' PARCEL NUMBER GEOTECHNICAL CONSULTANT	2 FOOT MICHAEL O'CONNELL P.E., 2002 R1 / C1 R1 / C1 NO CHANGE 023-016-160 EARTH INVESTIGATIONS, JOEL BALDWIN

**ESTIMATED EARTHWORK**

CUT 43 CY  
 FILL 0 CY  
 NET 43 CY EXPORT

**LOT SIZE AND SLOPE**

EXISTING	11.68 ACRES (508,566 sq.ft.)	19% slope
PROPOSED LOT 1 - MOTEL	.33 ACRES(14,408 sq.ft.)	15% slope
PROPOSED LOT 2 - HOUSE	11.34 ACRES(494,178 sq.ft.)	22% slope



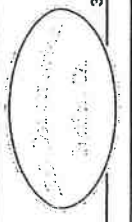
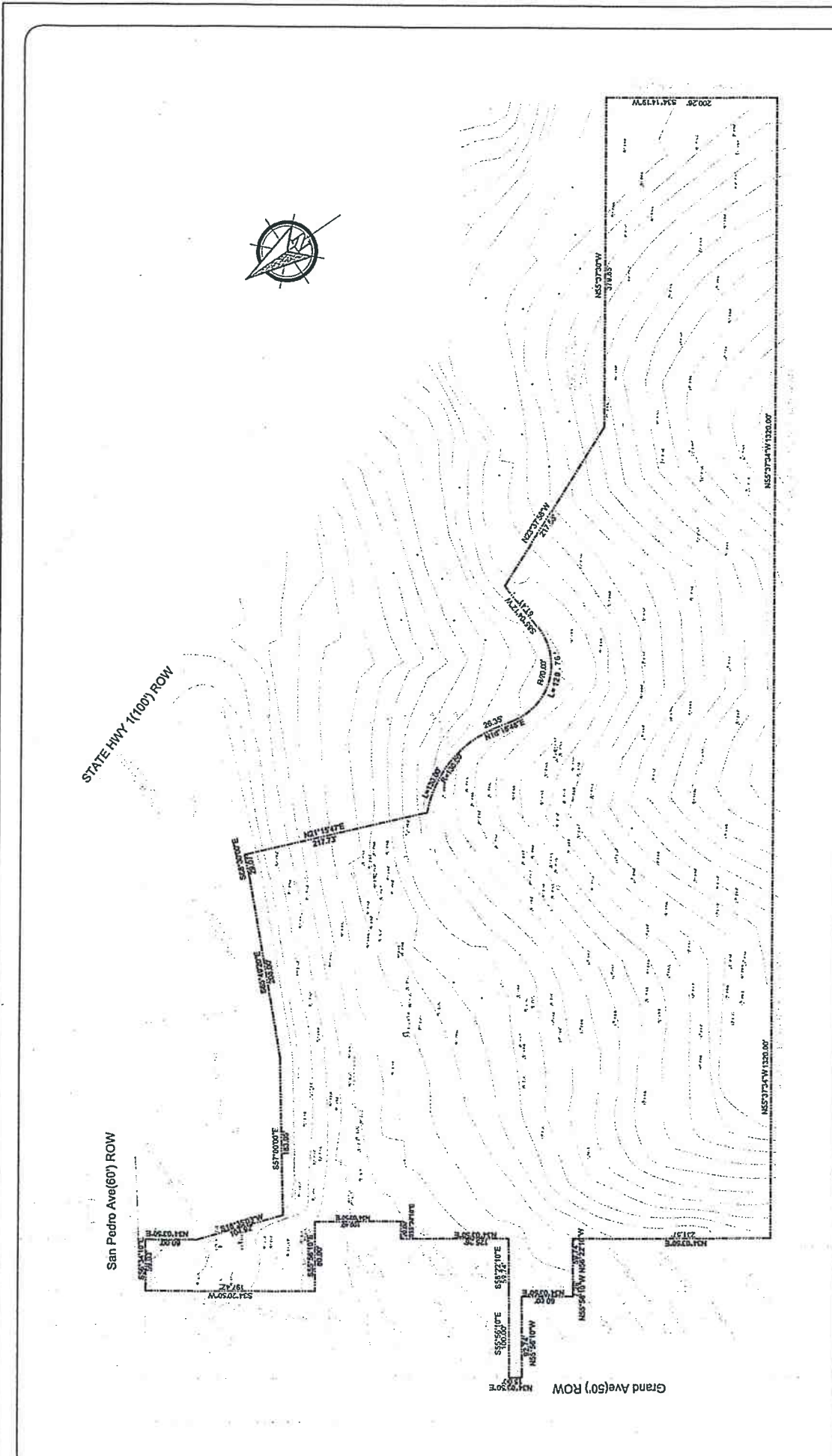
375 Keith Ave Pacifica, CA

**Anchor Inn**  
 500 San Pedro Ave Pacifica, CA

No.	Description	Date

**Vesting Tentative Map - Title**

Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker
<b>C1.01</b>	
Scale	



375 Keith Ave Pacifica, CA

**Anchor Inn**  
500 San Pedro Ave Pacifica, CA

No.	Description	Date

**Vesting Tentative Map - Existing**

Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker

Scale 1:50

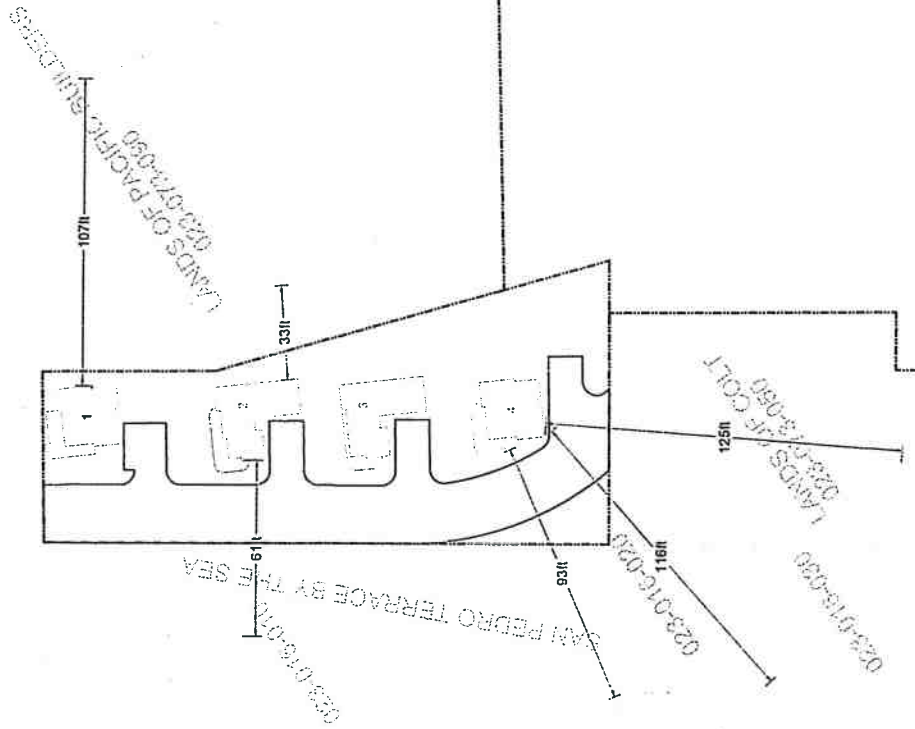
**C2.01**







San Pedro Ave (60') ROW



**Improvements Near Neighbors**

Project number 2015-6  
Date Oct 4, 2015  
Drawn by Author  
Checked by Checker

**C4.02**

Scale 1:20

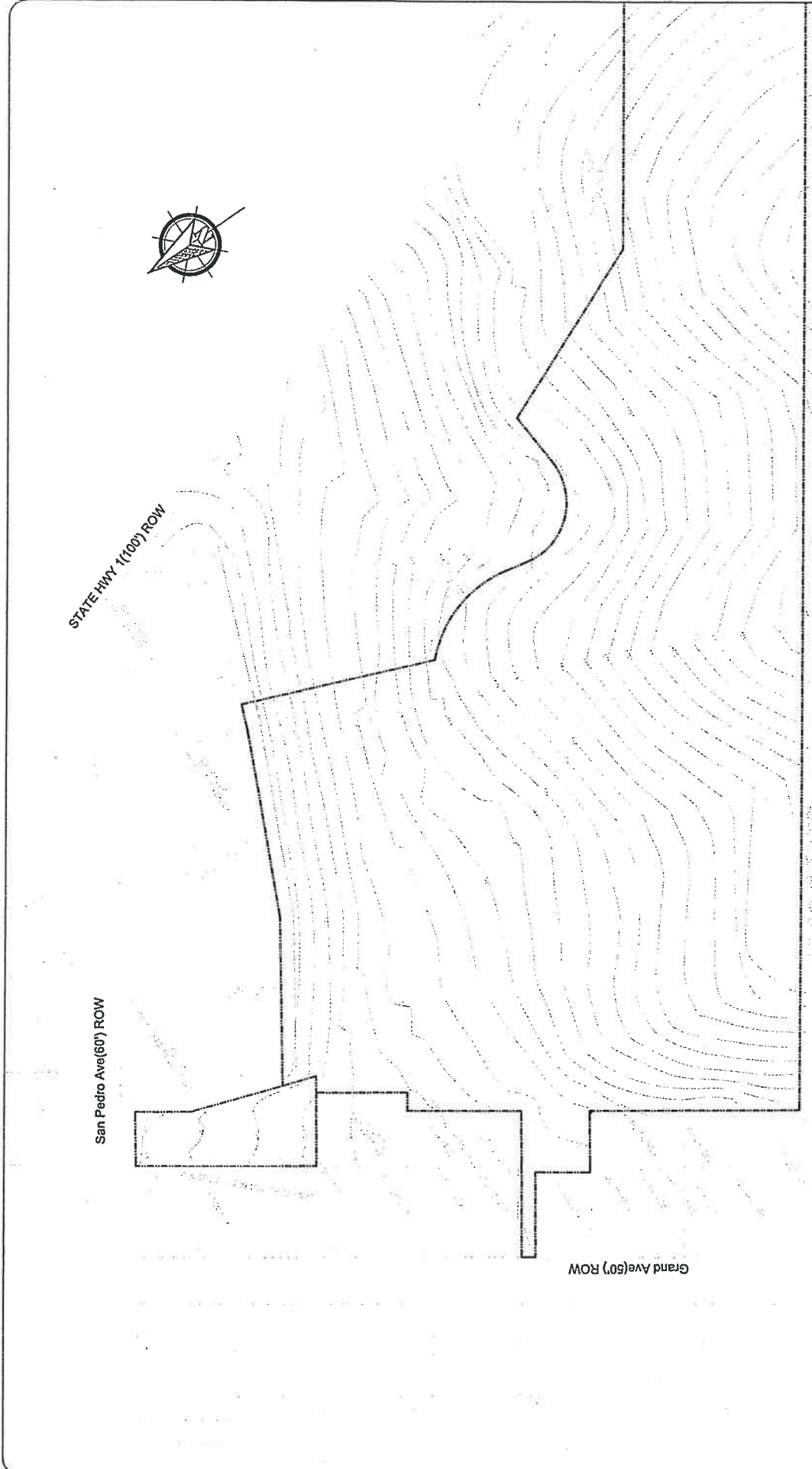
No.	Description	Date

**Anchor Inn**

500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA





**Existing Drainage**

Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker

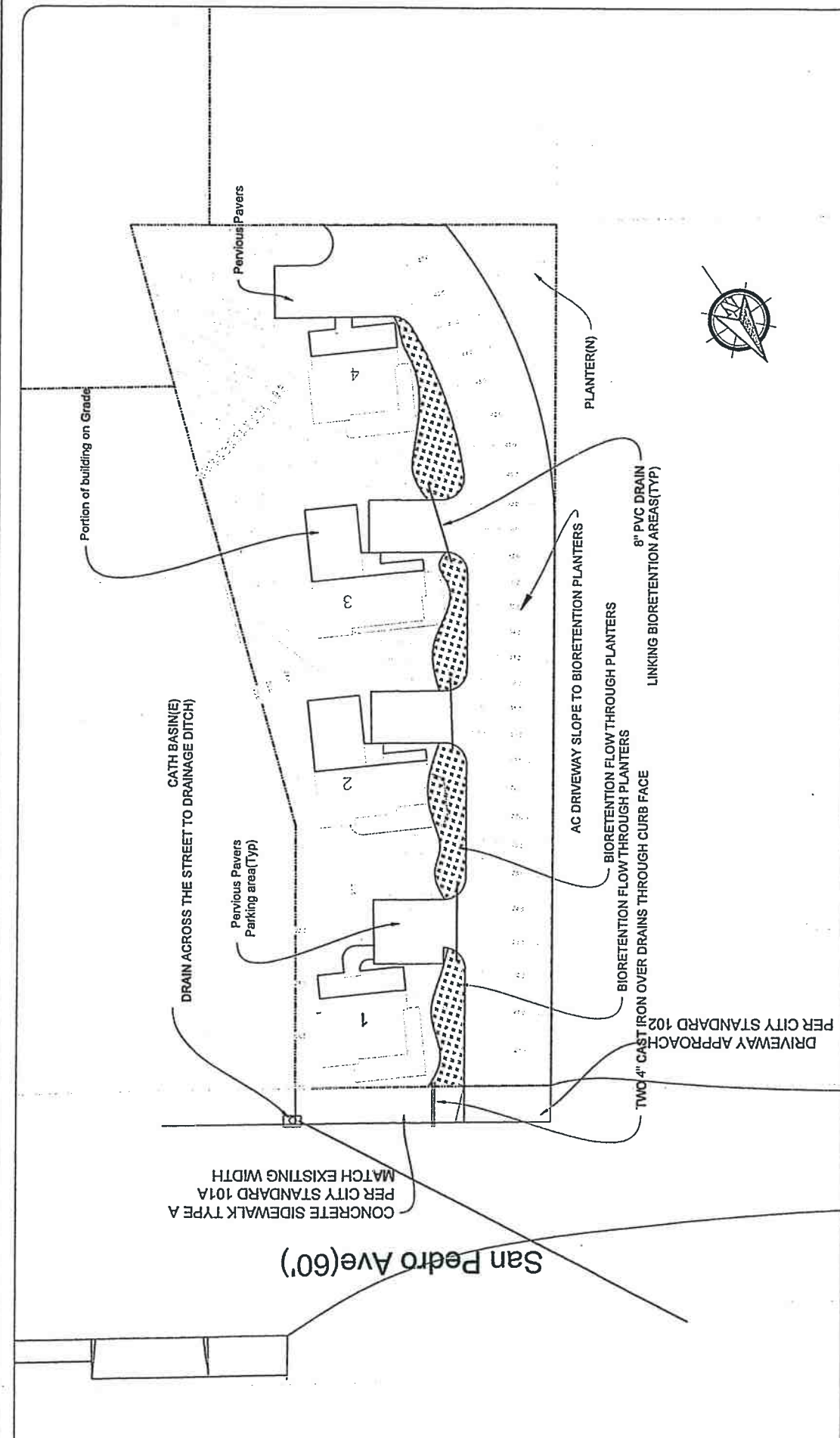
**C5.02**  
Scale 1:30

No.	Description	Date

**Anchor Inn**  
500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA





<b>Proposed Drainage</b>	
Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker
Scale 1:10	

No.	Description	Date

**Anchor Inn**  
 500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA

# Anchor Inn Motel Colors



RECEIVED  
MAY 12 2015  
City of Pacifica



Cedar Shingles



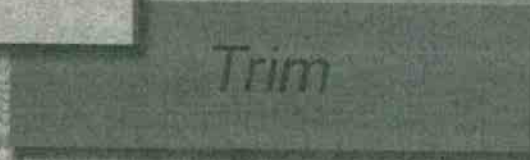
Black Roofing



Stucco



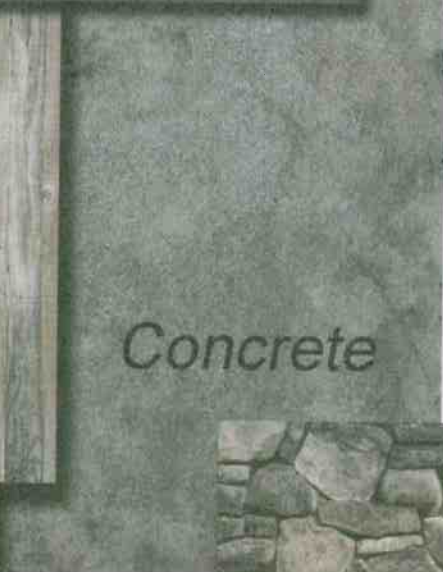
Sash/Door



Trim



Cedar Siding



Concrete



Unit 1 Stone



Unit 4 Stone